LOT 35 MAGNOLIA HILLS S/D.

805-1554, 959-121, 980-1850, WD

WEST CRYSTAL
299 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-135

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.060 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

252 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,250
TOTAL MARKET VALUE	11,250
SOH/AGL Deduction	4,405
ASSESSED VALUE	6,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,845
TOTAL JUST VALUE	11,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,250

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2212	8/17/2015	WD	U	V	18	3,900
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: CRYSTAL WEST						
1253/1551	4/23/2013	WD	U	V	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: HABITAT FOR HUMANIT						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.50	22,500.00	11,250.00	11,250							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 07/07/2026 BY SYS