

LOT 38 MAGNOLIA HILLS S/D.  
805-1554, WD 959-121, WD 980-185

GOODMAN DANIEL SCOTT  
591 S 48TH PL  
SPRINGFILED DR, OR 37478

**2026**

28-3S-16-02377-138  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD 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																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1414/0043</td> <td>6/22/2020</td> <td>WD Q</td> <td>V</td> <td></td> <td>05</td> <td>14,000</td> </tr> </tbody> </table> GRANTOR: HENRY MATTOX WARD III GRANTEE: DANIEL SCOTT GOODMA 1405/0664      12/31/2019      WD U      V      11      100 GRANTOR: H MATTOX WARD JR GRANTEE: H MATTOX WARD JR AS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1414/0043	6/22/2020	WD Q	V		05	14,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										165 NW ETHAN PL, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2026      MLU																																	
L N	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																											
																	<b>BUILDING NOTES</b>   																										
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																										
<b>REVIEW DATE</b> 04/14/2026 <b>BY</b> MLU      Total Acres: 0.50      Total Land Value: 11,250      Market: 0      Agricultural: 0      Common: 11,250 <b>PRINTED 07/07/2026 BY SYS</b>																																											