

BEG SW COR OF N1/2 OF NE1/4 OF  
SE1/4, RUN N 186.42 FT, E  
24.72 FT TO W R/W OF RD, SE

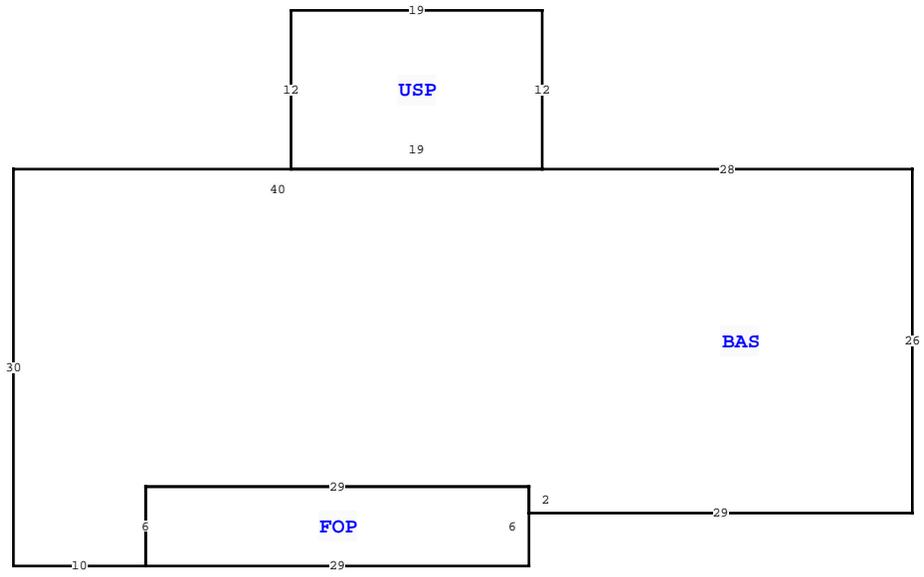
MAGANA JOSE/MAGANA ZARA  
6100 US HIGHWAY 441  
LAKE CITY, FL 32025

**2026**

28-4S-17-08796-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	04	PLYWOOD 20	
Interior Floor	14	CARPET 70	
Interior Floor	06	VINYL ASB 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,750	100	
FOP	174	30	
USP	228	35	
TOTALS	2,152		1,882 26,796

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,882	62.4486	71.19	133,980	1960	1960	0	0	50	35.00	20.00
1 SINGLE FAM 0% - 2017 Heated Area: 1750 HX Base Yr 2017												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			30,656
TOTAL MARKET OB/XF VALUE			4,817
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			53,473
SOH/AGL Deduction			1,192
ASSESSED VALUE			52,281
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			27,281
TOTAL JUST VALUE			53,473
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37379	TR/TRAILER	0	10/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/1676	3/25/2015	WD	Q	I	01	68,000
GRANTOR: PATTI LYNN TAYLOR						
GRANTEE: JOSE & ZARA MAGAN (						
1099/2155	10/17/2006	WD	Q	I		80,000
GRANTOR: EDDIE G & ELAINE H HO						
GRANTEE: PATTI LYNNE TAYLOR						

EXTRA FEATURES																
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
1	0294	SHED WOOD/	0	100	8	12	96.00	UT	3.30	100	1993	1993	3	100	317	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	4,500	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W28 USP= N12 W19 S12 E19\$ W40 S30 E10 FOP= E29 N6W29 S6\$ N6 E29 S2 E29 N26\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000								

