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

2027

28-4S-17-08796-001

BUILDING CHARACTERISTICS

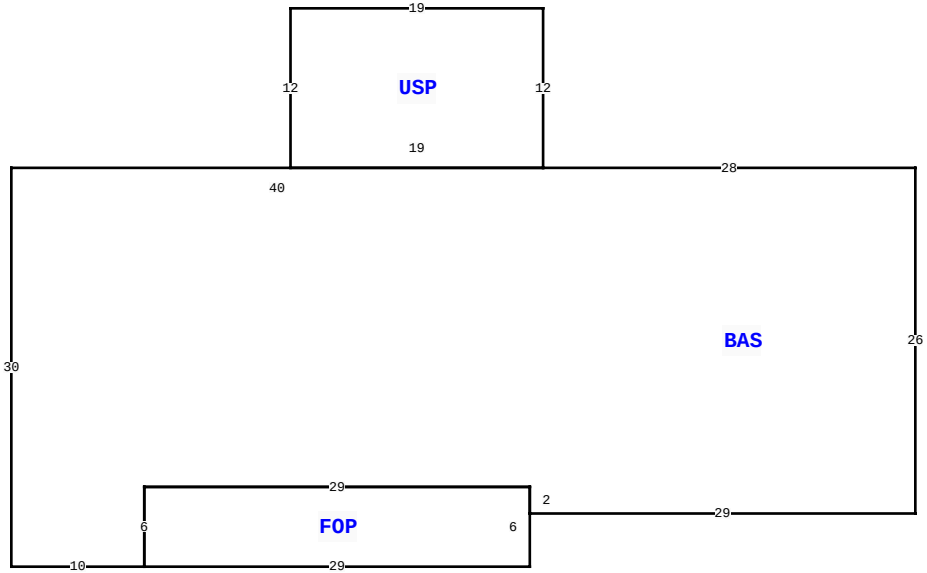
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100		1,750	24,042
FOP	174	30		52	714
USP	228	35		80	1,099
TOTALS	2,152			1,882	25,855

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	68.69	129,275	1960	1960	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2017 Heated Area: 1750 HX Base Yr 2017



6100 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		29,580
TOTAL MARKET OB/XF VALUE		4,817
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		52,397
SOH/AGL Deduction		0
ASSESSED VALUE		52,397
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		27,397
TOTAL JUST VALUE		52,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,867

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 4,817

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	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							

REVIEW DATE BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS

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

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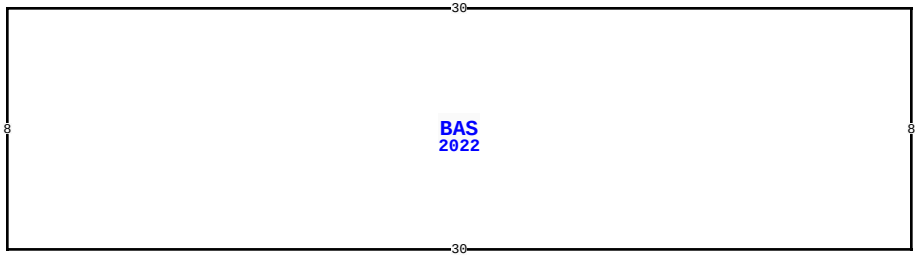
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2022	240	3,725
TOTALS	240			240	3,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	240	70.5500	38.80	9,312	1987	1987	0	0	0	60.00	40.00

2 MH/NOTITLE 100% - 2022 Heated Area: 240 HX Base Yr 2017



6100 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR: EDDIE G & ELAINE H HO						
GRANTEE: PATTI LYNNE TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=20,13] E30 S8 W30 N8 $
.

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

REVIEW DATE BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS