

LOT 10 PINES OF FALLING CREEK.
 WD 1352-1536, WD 1356-54, WD 139

BARRINGTON FRANKLIN
 217 NW TAYLOR MAGEE PL
 LAKE CITY, FL 32055

2026

30-2S-17-04800-110


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		123,499

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100% - 2020																					
				Heated Area: 1296				HX Base Yr	2020															
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<div style="display: flex; justify-content: space-between;"> <div> <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div> <div> <table border="1"> <thead> <tr> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>05/07/2026</td> <td></td> <td></td> </tr> </tbody> </table> </div> </div>													BLD DATE	XF DATE	INC DATE				LGL DATE	LAND DATE	AG DATE	05/07/2026		
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217 NW TAYLOR MAGEE PL, LAKE CITY																								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,499
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			150,499
SOH/AGL Deduction			60,914
ASSESSED VALUE			89,585
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			38,174
TOTAL JUST VALUE			150,499
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38615	M H	410	09/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/2192	3/19/2020	QC	U	I	11	100
GRANTOR: DANIELLE MARVEL						
GRANTEE: FRANKLIN BARRINGTON						
1390/2450	8/05/2019	WD	Q	V	03	15,000
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: FRANKLIN BARRINGTON						

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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27\$.												

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	0200	C	MBL HM	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000								