LOT 11 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 139

KOENIG HEIKE
279 NW TAYLOR MAGEE PL
LAKE CITY, FL 32055

2027

30-2S-17-04800-111

BUILDING CHARACTERISTICS

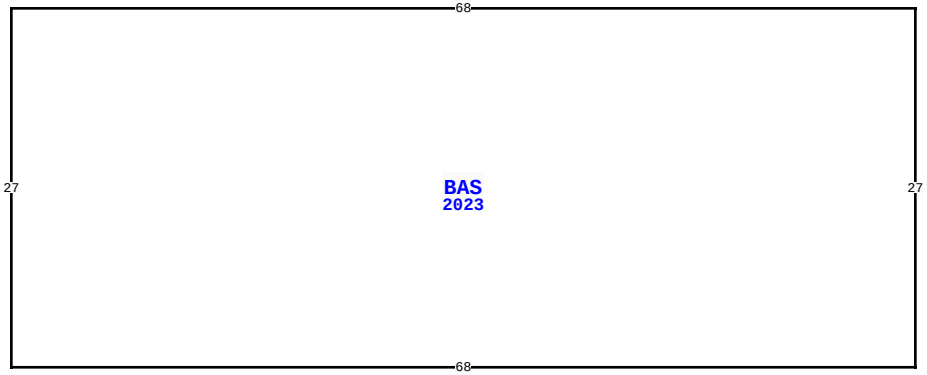
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2023	1,836	195,909
TOTALS	1,836			1,836	195,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,836	117.0000	112.32	206,220	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2025 Heated Area: 1836 HX Base Yr 2025



279 NW TAYLOR MAGEE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,909
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		222,909
SOH/AGL Deduction		0
ASSESSED VALUE		222,909
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		121,498
TOTAL JUST VALUE		222,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044310	Mobile Home		04/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/497	2/12/2025	QC	U	I	11	100
GRANTOR: KOENIG HEIKE						
GRANTEE: KOENIG HEIKE						
1508/1519	2/21/2024	QC	U	I	11	100
GRANTOR: TAYLOR MAGEE PLACE TR						
GRANTEE: KOENIG HEIKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,15] E68 S27 W68 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 06/08/2022 BY JB Total Acres: 1.08 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS