LOT 17 PINES OF FALLING CREEK.
WD 1384-2157

WATSON-DORMINEY FELICIA NICOLE/DORMINEY BILLY JOE
140 NW TAYLOR MAGEE PL
LAKE CITY, FL 32055

2027

30-2S-17-04800-117

BUILDING CHARACTERISTICS

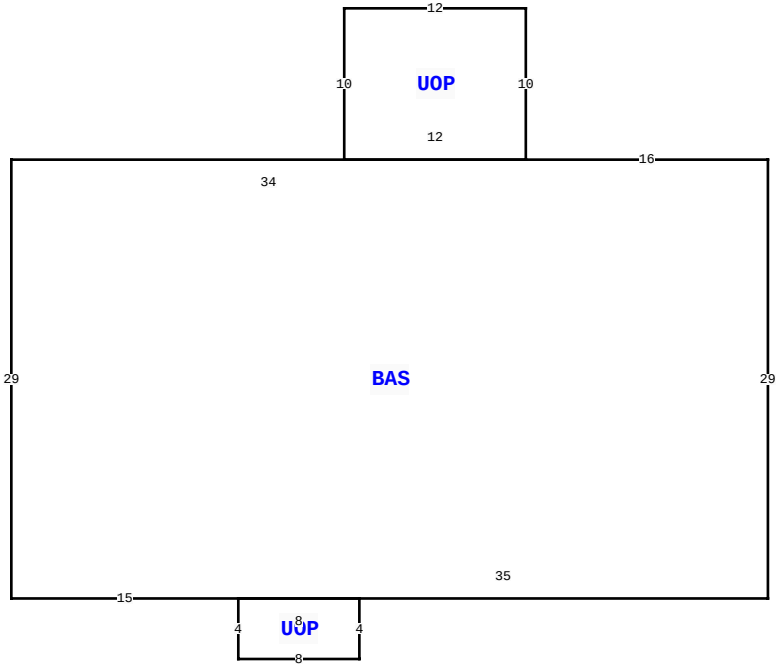
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR 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	1,450	100		1,450	117,151
UOP	32	20		6	485
UOP	120	20		24	1,939
TOTALS	1,602			1,480	119,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,480	108.8000	102.27	151,360	2007	2015	0	0	0	21.00	79.00

1 MODULAR 1 100% - 2020 Heated Area: 1450 HX Base Yr 2020



140 NW TAYLOR MAGEE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	100	0	0	1,192.00	UT	3.00	3.00	100	2007	2007	3	100	3,576	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,574
TOTAL MARKET OB/XF VALUE		3,576
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		143,150
SOH/AGL Deduction		31,649
ASSESSED VALUE		111,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,090
TOTAL JUST VALUE		143,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2157	5/17/2019	WD	Q	I	01	121,500

GRANTOR: J C MARSH & SONS LLC

GRANTEE: FELICIA WATSON-DORM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N10 W12 S10 E12$ W34 S29 E15 UOP= S4 E8 N4 W8$ E35 N29$.

LAND DESCRIPTION

TOTAL OB/XF 3,576

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	0201	C	MOD HOME	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 08/05/2015 BY DF Total Acres: 1.70 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS