COMM NE COR OF NW1/4 OF NE1/4, R
FOR POB, CONT W 420 FT, S 183.54
FT, NW 213.64 FT TO POB, EX .25

HARDEN MAGDALENE M
1552 NW MERSHON ST
LAKE CITY, FL 32055

2026

34-2S-16-01841-003

BUILDING CHARACTERISTICS

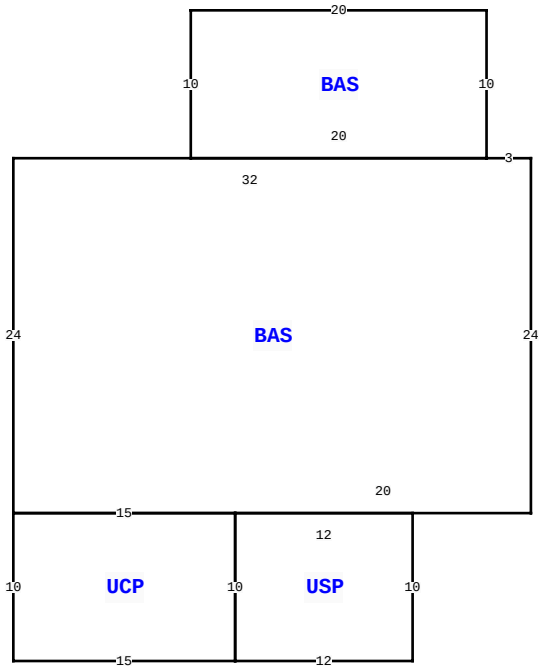
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	3,711
BAS	840	100		840	15,587
UCP	150	20		30	557
USP	120	35		42	779
TOTALS	1,310			1,112	20,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,112	77.3100	46.39	51,586	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1040 HX Base Yr



7338 NW US HIGHWAY 41 , 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	0021	BARN,FR AE	0	0	12	24	1.00	UT	250.00	250.00	50	0	0	3	50	125	
2	0021	BARN,FR AE	0	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	100	2008	2008	3	100	480	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,634
TOTAL MARKET OB/XF VALUE	10,805
TOTAL LAND VALUE - MARKET	19,250
TOTAL MARKET VALUE	50,689
SOH/AGL Deduction	7,038
ASSESSED VALUE	43,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,651
TOTAL JUST VALUE	50,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/924	6/06/2017	WD	U	I	11	100
GRANTOR: HARDEN MAGDALENE M						
GRANTEE: ROBINSON CHARLENE						
1441/1303	7/16/2012	LE	U	I	14	100
GRANTOR: HARDEN MAGDALENE M						
GRANTEE: ROBINSON CHARLENE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 BAS= N10 W20 S10 E20$ W32 S24 UCP= S10 E15 N10 W15$ E15 USP= S10 E12 N10 W12$ E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,805

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	0		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	11,000.00	11,000.00	19,250							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.75 Total Land Value: 19,250 Market: 0 Agricultural: 0 Common: 19,250 PRINTED 06/11/2026 BY SYS