

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

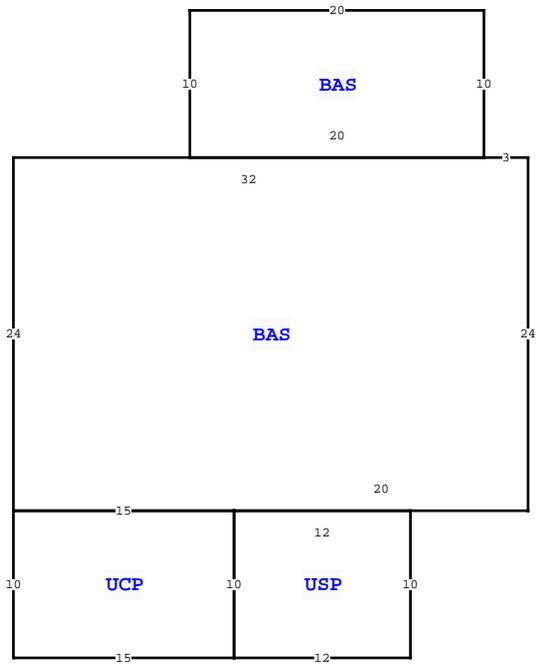
HARDEN MAGDALENE M  
1552 NW MERSHON ST  
LAKE CITY, FL 32055

**2026**

34-2S-16-01841-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	200	100	
BAS	840	100	
UCP	150	20	
USP	120	35	
TOTALS	1,310		

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	60.00	40.00		
1 MOBILE HME 0% - 2022 Heated Area: 1040 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	20,634		
TOTAL MARKET OB/XF VALUE	10,805		
TOTAL LAND VALUE - MARKET	14,875		
TOTAL MARKET VALUE	46,314		
SOH/AGL Deduction	2,663		
ASSESSED VALUE	43,651		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	43,651		
TOTAL JUST VALUE	46,314		
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	U	I	11	100
GRANTOR: HARDEN MAGDALENE M						
GRANTEE: ROBINSON CHARLENE						
1441/1303	7/16/2012	LE U	U	I	14	100
GRANTOR: HARDEN MAGDALENE M						
GRANTEE: ROBINSON CHARLENE C						

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

TOTAL OB/XF													
10,805													
7338 NW US HIGHWAY 41 , LAKE CITY													
BLD DATE		LGL DATE		LAND DATE		04/17/2025		MLU					
XF DATE		AG DATE											
INC DATE													

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										
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	0		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	8,500.00	8,500.00	14,875							