LOT 6 BLOCK A GATORWOOD S/D.

784-095,787-2147,856-2352, 982-1

MAGNOLIA APARTMENTS LLC
P O BOX 3009
LAKE CITY, FL 32056-3009

**2027**

**34-3S-16-02484-013**

## BUILDING CHARACTERISTICS

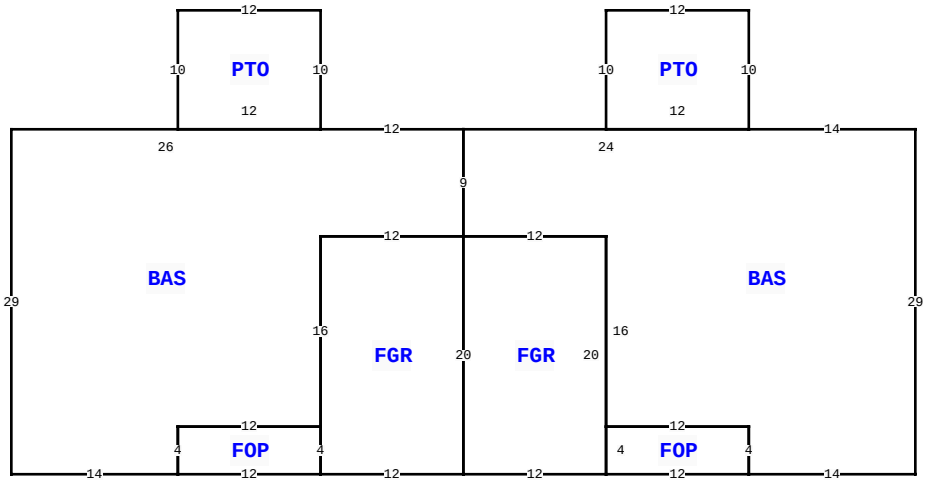
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34316.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 814 | 100 | | 814 | 38,629 |
| BAS | 814 | 100 | | 814 | 38,629 |
| FGR | 240 | 55 | | 132 | 6,264 |
| FGR | 240 | 55 | | 132 | 6,264 |
| FOP | 48 | 30 | | 14 | 665 |
| FOP | 48 | 30 | | 14 | 665 |
| PTO | 120 | 5 | | 6 | 285 |
| PTO | 120 | 5 | | 6 | 285 |
| TOTALS | 2,444 | | | 1,932 | 91,683 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 1,932 | 109.0950 | 94.91 | 183,366 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

1 DUPLEX 0% - 0 Heated Area: 1628 HX Base Yr




3863 NW ARCHER ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 183,366 |
| TOTAL MARKET OB/XF VALUE | 1,800 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 220,166 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 220,166 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,166 |
| TOTAL JUST VALUE | 220,166 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,166 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1376/1235 | 1/15/2019 | WD | Q | I | 05 | 927,000 |
| GRANTOR: GROCE APTS OF LAKE CI | | | | | | |
| GRANTEE: MAGNOLIA APARTMENTS | | | | | | |
| 1242/2097 | 7/02/2012 | WD | U | I | 11 | 100 |
| GRANTOR: THOMAS EAGLE,STEPHEN | | | | | | |
| GRANTEE: GROCE APTS OF LAKE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 PTO= N10 W12 S10 E12$ W24 BAS= W12 PTO= N10 W12 S10 E12$ W26 S29 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 N20 W12 S16$ N16 E12 N9$ S9 FGR= S20 E12 N20 W12$ E12 S16 FOP= S4 E12 N4 W12$ E12 S4 E14 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 1,800

| 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 | 0800 | C | MULTI-FAM | 0 | | RMF-1 | 220.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 05/13/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

LOT 6 BLOCK A GATORWOOD S/D.

784-095,787-2147,856-2352, 982-1

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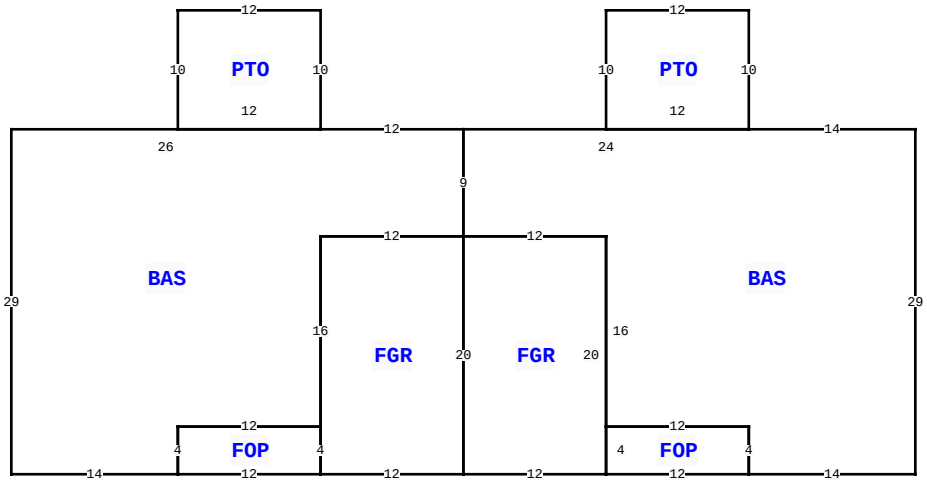
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| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34316.020 | 1.00/ |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 220,166 |
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| ASSESSED VALUE | 220,166 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,166 |
| TOTAL JUST VALUE | 220,166 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,166 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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