

(AKA PART OF LOT 11 MAGNOLIA ACRES UNREC DESC AS): COMM AT SE COR OF NE1/4, RUN N 554.37

WARNER JESSICA A  
373 SW IRIS COURT  
LAKE CITY, FL 32024

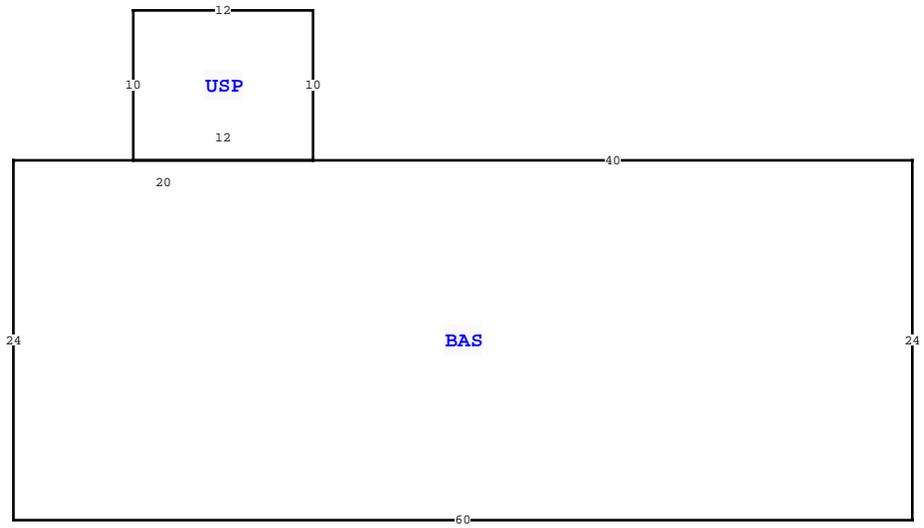
2026

36-4S-15-00414-221



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Stories	1.	1.	100
Architectual	01	CONV	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	02
NEIGHBORHOOD/LOC	36415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
USP	120	35	
TOTALS	1,560		
TOTALS		1,482	89,123

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2020	Heated Area: 1440			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,123
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			161,853
SOH/AGL Deduction			80,169
ASSESSED VALUE			81,684
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			30,273
TOTAL JUST VALUE			161,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,973
SALE:1:1: SALE INCLUDES A 2000 DW MH PER DEED (WP)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0652	4/09/2018	WD U		I	11	100
GRANTOR: MAYGHAN R WARNER						
GRANTEE: JESSICA A WARNER						
1357/1084	4/09/2018	WD U		I	12	59,900
GRANTOR: COLUMBIA BANK FKA COL						
GRANTEE: MAYGHAN R WARNER						

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
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100		

BLD DATE			LGL DATE		
XF DATE	LAND DATE	AG DATE	05/06/2026	MLU	
373 SW IRIS CT, LAKE CITY					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 USP= N10 W12 S10 E12\$ W20 S24 E60 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	100			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130								