(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

2027

36-4S-15-00414-221

BUILDING CHARACTERISTICS

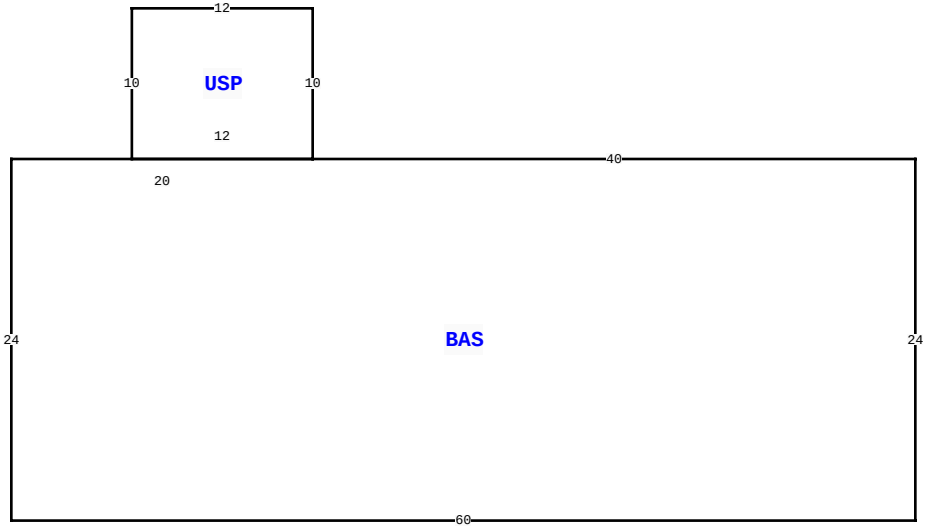
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	83,896
USP	120	35		42	2,447
TOTALS	1,560			1,482	86,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,482	113.9000	105.93	156,988	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1440 HX Base Yr 2020



373 SW IRIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,343
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		159,073
SOH/AGL Deduction		74,938
ASSESSED VALUE		84,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,724
TOTAL JUST VALUE		159,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,003

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 USP= N10 W12 S10 E12$ W20 S24 E60 N24$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	100			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 07/05/2016 BY DF Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS