LOT 27 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

TYNDA ARIEL/TYNDA NICHOLAS
177 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

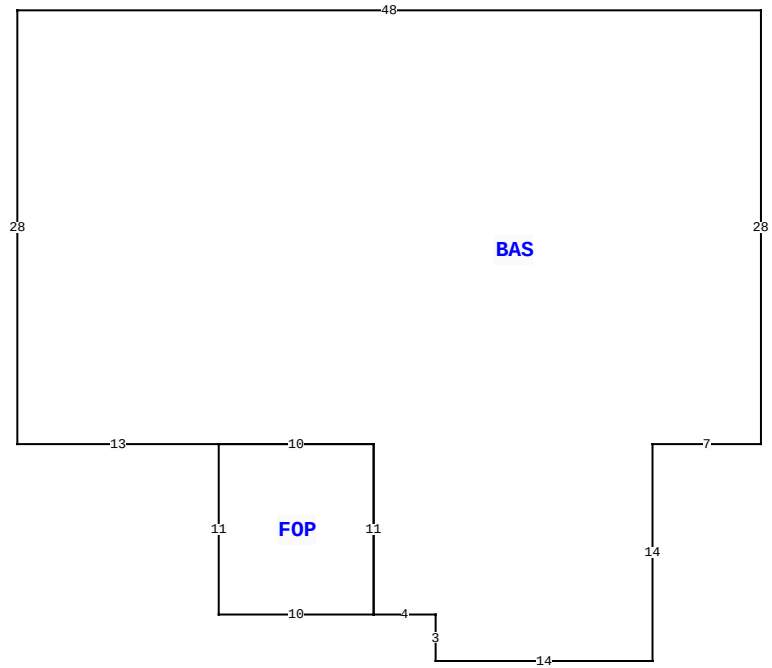
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	129,991
FOP	110	30		33	2,708
TOTALS	1,694			1,617	132,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,617	112.9140	103.88	167,974	2005	2015	0	0	0	21.00	79.00

1 MODULAR 1 100% - 2020 Heated Area: 1584 HX Base Yr 2020



177 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,699
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		159,399
SOH/AGL Deduction		42,493
ASSESSED VALUE		116,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,184
TOTAL JUST VALUE		159,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22811	M H	425	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/2705	12/10/2019	WD	Q	I	01	135,900
GRANTOR: WALTER III & ASHLEY R						
GRANTEE: ARIEL & NICHOLAS TY						
1307/0961	12/31/2015	WD	Q	I	01	108,000
GRANTOR: APRIL F HUNTZBERRY						
GRANTEE: WALTER ROACH 111 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 E13 FOP= S11 E10 N11 W10$ E10 S11 E4 S3 E14 N14 E7 N28$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	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 8,200

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/23/2018 BY BC Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/26/2025 BY SYS