N DIV: LOT 3 BLOCK 1 COLUMBIA PA

542-784, PROB #00-77-CP 904-1680

MANSFELD TOMMY
506 NW MATTHEW ST
LAKE CITY, FL 32055

2026

00-00-00-12191-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

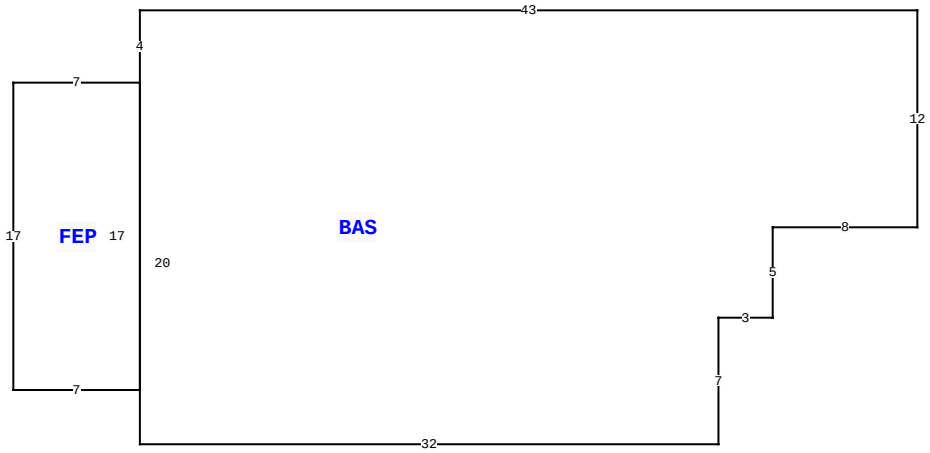
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	915	100		915	31,941
FEP	119	80		95	3,316
TOTALS	1,034			1,010	35,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,010	103.8960	116.36	117,524	1920	1920	0	0	35	35.00	30.00

1 SINGLE FAM 0% - 2022 Heated Area: 915 HX Base Yr



506 NW MATTHEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	35,257
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	7,011
TOTAL MARKET VALUE	45,068
SOH/AGL Deduction	0
ASSESSED VALUE	45,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,068
TOTAL JUST VALUE	45,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/2188	7/13/2012	WD	U	I	37	26,900
GRANTOR: GAYLE BOUDREAU						
GRANTEE: TOMMY MANSFIELD						
1238/2186	6/06/2012	QC	U	I	11	100
GRANTOR: FRANCIS H BOUDREAU						
GRANTEE: GAYLE BOUDREAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S4 FEP= W7 S17 E7 N17$ S20 E32 N7 E3 N5 E8 N12$.

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	1993	1993	3	100	300	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0100	C	SFR	0			0.00	0.00	7,380.00	SF		1.00	1.00	1.00	0.95	0.95	7,011							

REVIEW DATE 11/18/2015 BY DF Total Acres: 0.17 Total Land Value: 7,011 Market: 0 Agricultural: 0 Common: 7,011 PRINTED 11/07/2025 BY SYS