

S1/2 OF NE1/4 & 2 ACRES SQUARE I
NE1/4 OF SE1/4 & EX 5 ACRES IN N
OF NE1/4 EX 50 ACRES OFF WEST SI

NEWTON FRANKLIN/BAKER ERIN
132 SW MARION MANN TER
LAKE CITY, FL 32024

2026

05-6S-17-09606-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100		1,305	74,773
FCP	273	25		68	3,896
FOP	96	30		29	1,661
FST	104	55		57	3,266
TOTALS	1,778			1,459	83,597

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0010	BARN,BLK	0	0	12	12	1.00	UT	0.00
2	0020	BARN,FR	0	33	16	16	1.00	UT	0.00
3	0252	LEAN-TO W/	0	33	0	0	1.00	UT	0.00
4	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	33		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.50
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,459	78.7050	88.15	128,611	1950	1950	0	0	0	35.00	65.00	
1 SINGLE FAM 33% - 2012 Heated Area: 1305 HX Base Yr 2012													
13 8 FST 8 13 21 FCP 21 45 29 BAS 25 13 8 FOP 8													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
132 SW MARION MANN TER, LAKE CITY										03/25/2022 MLU			

L N	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	0010	BARN,BLK	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0020	BARN,FR	0	33	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	220	
3	0252	LEAN-TO W/	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					83,597				
TOTAL MARKET OB/XF VALUE					7,400				
TOTAL LAND VALUE - MARKET					119,250				
TOTAL MARKET VALUE					102,637				
SOH/AGL Deduction					13,137				
ASSESSED VALUE					89,500				
TOTAL EXEMPTION VALUE					30,000				
BASE TAXABLE VALUE					59,500				
TOTAL JUST VALUE					210,247				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					210,247				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26718	M H	375	02/06/2008
10318	M H	125	10/13/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1247/1678	12/20/2012	QC	U	I	11	100			
GRANTOR: FREDRICK NEWTON									
GRANTEE: ERIN BAKER									
1094/186	8/18/2006	WD	U	I	11	100			
GRANTOR: NEWTON FREDERICK									
GRANTEE: NEWTON FRANKLIN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W45 FST= W13 S8 E13 N8S\$8 FCP= W13 S21 E13 N21\$ S21 E20 FOP= S8 E12 N8 W12\$ E25 N29\$.									