

LOT 6 THE HUNT PLACE S/D.

STILES JOSEPH FRANK/HARTLEY TRACY LYNN
129 SW MANGHAM WAY
LAKE CITY, FL 32024

WD 1475-1226, DC 1475-1236,

2026

08-5S-16-03490-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
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	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	80,534
FOP	128	30		38	2,657
FUS	576	100		576	40,267
UGR	576	45		259	18,106
UOP	192	20		38	2,657
TOTALS	2,624			2,063	144,219

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.98
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,063	96.0300	107.55	221,876	1982	1982	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023 Heated Area: 1728 HX Base Yr 2023												

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
129 SW MANGHAM WAY, LAKE CITY				05/10/2024 MLU			
				04/28/2023 SPF			

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		144,219	
TOTAL MARKET OB/XF VALUE		9,300	
TOTAL LAND VALUE - MARKET		59,800	
TOTAL MARKET VALUE		174,439	
SOH/AGL Deduction		62,882	
ASSESSED VALUE		111,557	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		60,835	
TOTAL JUST VALUE		213,319	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045811	Electrical Servic	0	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1226	8/13/2022	WD	Q	I	01	195,000

GRANTOR:WILLIAMS PATRICIA M

GRANTEE:STILES JOSEPH FRANK

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E14 E34 N24 \$

FUS=[ORIG=-8,-54] W24 S24 E24 N24 \$

UGR=[ORIG=0,24] E24 N24 W24 S24 \$

UOP=[ORIG=0,-30] N24 W8 S24 E8 \$

FOP=[ORIG=-34,24] S8 E16 N8 W16 \$

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