

BARRENTINE WILLIAM/BARRENTINE MARY ANN
269 SW MANGHAM WAY
LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A Y B	EYB	ECON	FNCT	%	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	08	WD OR PLY 50				0100	01	1,941	107.5730	120.48	233,852	1996	1996		0	0	0	32.63	67.37	VALUATION BY					STANDARD				
Exterior Wall	19	COMMON BRK 50				1 SINGLE FAM 100% - 2012 Heated Area: 1644 HX Base Yr 2012										Tax Group: 3 Tax Dist:													
Roof Structur	03	GABLE/HIP 100														BUILDING MARKET VALUE					157,546								
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE					3,800								
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET					50,200								
Interior Floo	14	CARPET 80														TOTAL MARKET VALUE					172,666								
Interior Floo	11	CLAY TILE 20														SOH/AGL Deduction					55,754								
Air Condition	03	CENTRAL 100														ASSESSED VALUE					116,912								
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE					HX HB SX 100,722								
Bedrooms		3 100														BASE TAXABLE VALUE					16,190								
Bathrooms		2 100														TOTAL JUST VALUE					211,546								
Frame Stories	01	NONE 100														NCON VALUE					0								
Architectual Units	1.	1. 100														INCOME VALUE													
Condition Adj	03	03 100														PREVIOUS YEAR MKT VALUE					214,189								
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	5000	IMPROVED AG																											
MAP NUM				MKT AREA				02																					
NEIGHBORHOOD/LOC		8516.0100 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,644	100		1,644	133,439																								
FCP	360	25		90	7,305																								
FOP	160	30		48	3,896																								
FOP	200	30		60	4,870																								
FST	180	55		99	8,036																								
TOTALS	2,544			1,941	157,546																								
EXTRA FEATURES						269 SW MANGHAM WAY, LAKE CITY										BLD DATE					LGL DATE								
																XF DATE					LAND DATE								
																INC DATE					AG DATE								
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	0040	BARN, POLE	0 100	28	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000														
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200														
3	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400														
4	0166	CONC, PAVMT	0 100	18	18	1.00	UT	0.00	0.00	100	1996	1996	3	100	600														
5	0120	CLFENCE	4	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600													
LAND DESCRIPTION						TOTAL OB/XF										3,800													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,200												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000												
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