COMM AT NE COR OF SE1/4 OF SW1/4
FT FOR POB, CONT W 139.68 FT, S
E 139.68 FT, N 314 FT TO POB, EX

MANN CHERYL
602 SW PRAIRIE ST
LAKE CITY, FL 32024

2026

10-4S-16-02861-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

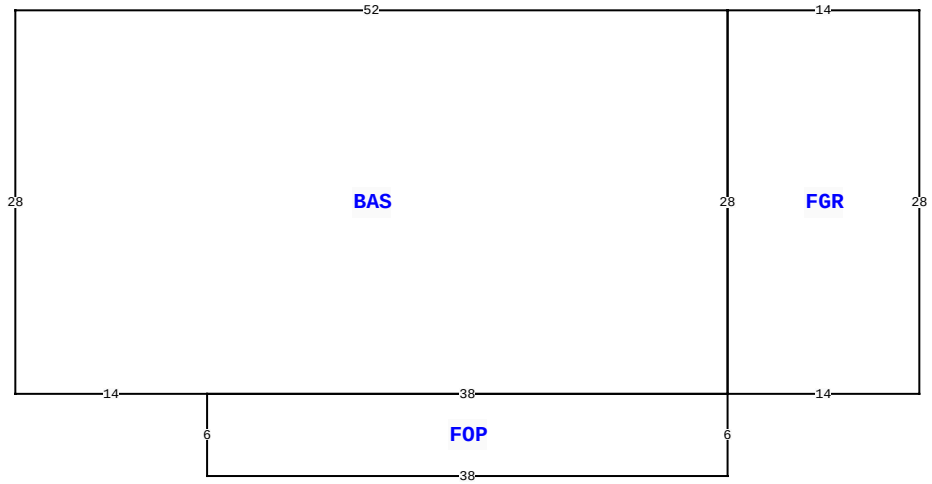
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	125,275
FGR	392	55		216	18,585
FOP	228	30		68	5,851
TOTALS	2,076			1,740	149,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,740	118.1880	132.37	230,324	2010	2010	0	0	20	15.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1456 HX Base Yr 2026



602 SW PRAIRIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,711
TOTAL MARKET OB/XF VALUE		3,331
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		166,042
SOH/AGL Deduction		0
ASSESSED VALUE		166,042
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		110,320
TOTAL JUST VALUE		166,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28274	SFR	652	12/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/824	1/31/2025	WD	Q	I	01	180,000
GRANTOR: CHAMBERS RONALD C REV						
GRANTEE: MANN CHERYL						
1493/1456	6/16/2023	QC	U	I	11	100
GRANTOR: CHAMBERS RONALD C						
GRANTEE: CHAMBERS RONALD C R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E14 FOP= S6 E38 N6 W38$ E38 FGR= E14 N28 W14 S28$ 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	0166	CONC,PAVMT	0	100	113	25	325.00	UT	2.25	2.25	100	2010	2010	3	100	731	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,331

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	100		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/29/2025 BY TP Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/20/2025 BY SYS