COMM NE COR OF SE1/4 OF SW1/4, R
W 50 FT, S 50 FT TO POB, CONT S
343.82 FT, N 221.51 FT, E 344.48

CARROLL VICKEY
254 SE MANGO WAY
LAKE CITY, FL 32025

2026

12-4S-17-08332-057

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

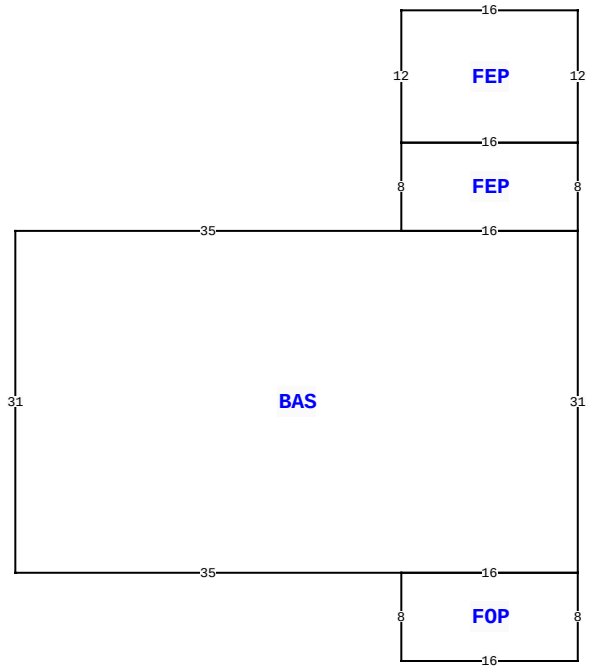
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100		1,581	99,919
FEP	128	80		102	6,446
FEP	192	80		154	9,732
FOP	128	30		38	2,402
TOTALS	2,029			1,875	118,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	86.8150	97.23	182,306	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1581 HX Base Yr



254 SE MANGO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,499
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		19,250
TOTAL MARKET VALUE		142,599
SOH/AGL Deduction		85,085
ASSESSED VALUE		57,514
TOTAL EXEMPTION VALUE	HX HB SX WX	57,514
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		142,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050296	Electrical Servic	0	07/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1542/157	6/09/2025	LE	U	I	14	100

GRANTOR: CARROLL VICKEY

GRANTEE: CARROLL VICKEY (ENH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S31 E35 FOP= S8 E16N8 W16$ E16 N31 FEP= N8 FEP= N12 W16 S12 E16$ W16 S8 E16$ W16$.

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	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	100	12	15	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2005	2005	3	100	3,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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	1.75	AC		1.00	1.00	1.00	11,000.00	11,000.00	19,250							

REVIEW DATE 07/17/2024 BY tommy Total Acres: 1.75 Total Land Value: 19,250 Market: 0 Agricultural: 0 Common: 19,250 PRINTED 11/17/2025 BY SYS