COMM SW COR OF SEC, N 505.10 FT,
17.77 FT TO E R/W OF SE PRESS RU
N 85 DEG E 335.78 FT, N 88.55 FT

MANGLE RONALD A/MANGLE PHYLLIS O
875 SE PRESS RUTH DR
LAKE CITY, FL 32025

2026

14-4S-17-08342-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

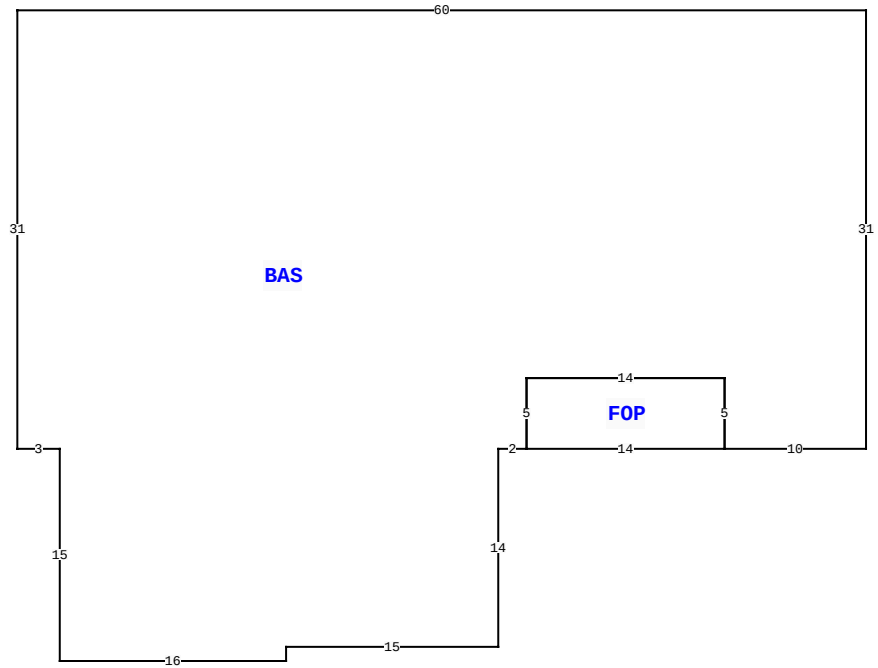
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	52,658
FOP	70	35		24	564
TOTALS	2,310			2,264	53,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,264	91.1200	54.67	123,773	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 0 Heated Area: 2240 HX Base Yr



875 SE PRESS RUTH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,222
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		29,505
TOTAL MARKET VALUE		92,327
SOH/AGL Deduction		20,093
ASSESSED VALUE		72,234
TOTAL EXEMPTION VALUE	HX HB	47,234
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,278

COMBINED 1.86 AC SPLIT FROM 08342-003 W/THIS PRCL

XFOB:1:1: BRIGADIER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043036	Roof Replacement	13,872	10/26/2021
22607	M H	0	12/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1232	1/21/2021	QC	U	I	11	100
GRANTOR: MANGLE RONALD A						
GRANTEE: MANGLE RONALD A						
1427/422	12/14/2020	QC	U	I	11	15,800
GRANTOR: MANGLE RONALD A						
GRANTEE: MANGLE RONALD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E3 S15 E16 N1 E15 N14 E2 FOP= E14 N5 W14 S5$ N5 E14 S5 E10 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.55	AC		1.00	1.00	1.45	14,000.00	20,300.00	11,165							
2	0000	C	VAC RES	100					1.31	AC		1.00	1.00	1.00	14,000.00	14,000.00	18,340							

REVIEW DATE 04/24/2017 BY DF Total Acres: 1.86 Total Land Value: 29,505 Market: 0 Agricultural: 0 Common: 29,505 PRINTED 10/03/2025 BY SYS