COMM SW COR OF NW1/4 OF SW1/4, R
N 3 DG W 1048.43 FT FOR POB, CON
327.28 FT, N 86 DG E 1333.77 FT

ARMSTRONG DEBRA L
618 SW MARY TERR
LAKE CITY, FL 32024

2026

14-5S-15-00459-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

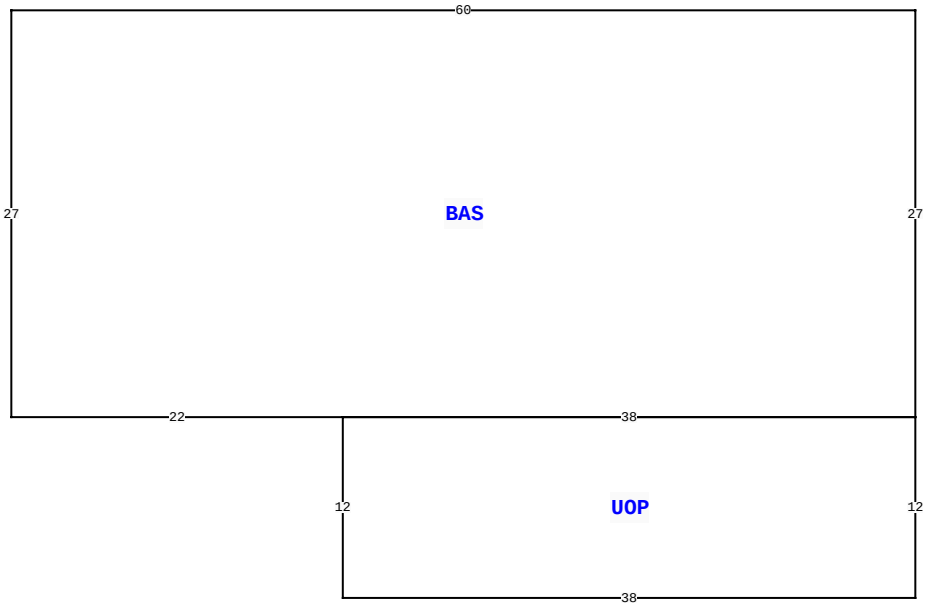
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
UOP	456	25		114	3,171
TOTALS	2,076			1,734	48,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,734	115.9000	69.54	120,582	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1620 HX Base Yr 2016



618 SW MARY TER, 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		48,233
TOTAL MARKET OB/XF VALUE		11,320
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		71,668
SOH/AGL Deduction		0
ASSESSED VALUE		71,668
TOTAL EXEMPTION VALUE	HX HB WX SX	71,668
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		154,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7719	M H	60	10/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/526	4/15/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ARMSTRONG DEBRA L						
1303/2178	10/30/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARCU						
GRANTEE: DEBRA L ARMSTRONG (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E22 UOP= S12 E38 N12 W38$ E38 N27$.

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	0040	BARN,POLE	0	100	40	48	1,920.00	UT	2.25	2.25	100	1993	1993	3	100	4,320	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,320

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/18/2016 BY DF Total Acres: 10.01 Total Land Value: 12,115 Market: 85,500 Agricultural: 2,520 Common: 9,595 PRINTED 11/18/2025 BY SYS