SE1/4 OF BLOCK 49 MASON CITY.
ORB 734-019, 868-2481,
871-720, 912-965, WD 1083-1850

RINGER DAWN RENEE
199 SW DISCOVERY PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

171 SW DISCOVERY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,320
TOTAL LAND VALUE - MARKET	15,120
TOTAL MARKET VALUE	23,440
SOH/AGL Deduction	0
ASSESSED VALUE	23,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,440
TOTAL JUST VALUE	23,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,440

SALE:1:1: 1.08 ACRES
BLDG:1:1: SPRI MH
XFOB:1:1: SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1398/0473	10/25/2019	TR	U	V	11	100
GRANTOR: MICHAEL J MCCRANIE TR						
GRANTEE: DAWN RENEE RINGER						
1398/0471	10/25/2019	TR	U	V	11	100
GRANTOR: MICHAEL J MCCRANIE TR						
GRANTEE: MICHAEL J MCCRANIE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	12	20	240.00	UT	5.50	5.50	100	1993	1993	3	100	1,320	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,320

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	9901	C	AC/XFOB	0		00	0.00	0.00	1.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,120							

REVIEW DATE 08/22/2017 BY BC Total Acres: 1.08 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 10/03/2025 BY SYS