BEG NE COR OF SW1/4 OF SW1/4, RU
377.73 FT, E 447.10 FT, N 120 FT
FT, N 284 FT TO POB (BARROW PIT)

MANN ROBERT CHARLES
326 NE RANGE RD
LAKE CITY, FL 32055

2026

27-3S-17-05587-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

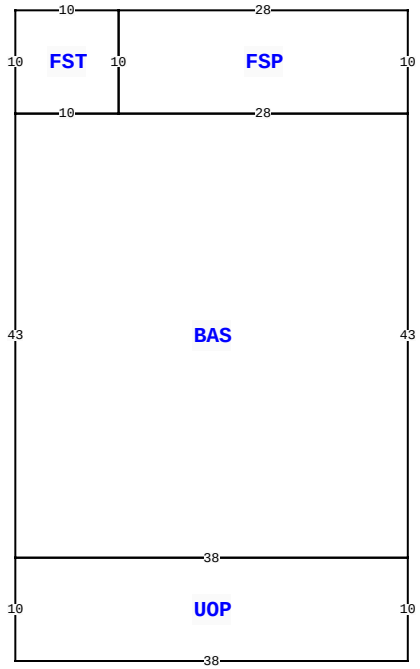
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100		1,634	161,362
FSP	280	40		112	11,060
FST	100	55		55	5,432
UOP	380	20		76	7,505
TOTALS	2,394			1,877	185,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	117.5640	131.67	247,145	1981	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1634 HX Base Yr 2024



326 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,359
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		26,262
TOTAL MARKET VALUE		214,981
SOH/AGL Deduction		116,480
ASSESSED VALUE		98,501
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,779
TOTAL JUST VALUE		214,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2516	2/15/2023	WD	Q	I	01	260,000
GRANTOR: NEWELL SYLVIA M						
GRANTEE: MANN ROBERT CHARLES						
1469/149	6/10/2022	WD	U	I	37	150,000
GRANTOR: HUDSON KEITH						
GRANTEE: NEWELL SYLVIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 W10 S43 E38 N43 $
UOP=[ORIG=-38,43] S10 E38 N10 W38 $
FSP=[ORIG=0,0] N10 W28 S10 E28 $
FST=[ORIG=-28,0] N10 W10 S10 E10 $
.

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	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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			0.00	0.00	4.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	26,000							
2	9640	C	BARROW PIT	100		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	175.00	175.00	262							

REVIEW DATE 03/21/2023 BY ME Total Acres: 5.50 Total Land Value: 26,262 Market: 0 Agricultural: 0 Common: 26,262 PRINTED 11/07/2025 BY SYS