LOT 2 BLOCK 11 LAKE FOREST S/D
UNIT 5. ORB 459-599, PROB#
93-229-CA, 779-510, PROB #

PLENGE KARL MANSON
852 SW ALAMO DR
LAKE CITY, FL 32025

2026

31-3S-17-07967-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

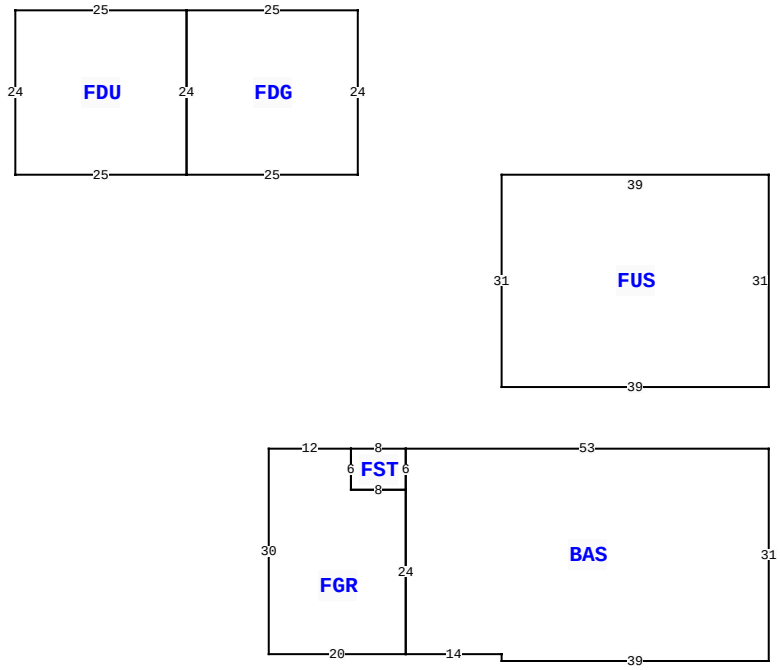
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100		1,629	131,414
FDG	600	60		360	29,042
FDU	600	60		360	29,042
FGR	552	55		304	24,524
FST	48	55		26	2,098
FUS	1,209	100		1,209	97,532
TOTALS	4,638			3,888	313,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,888	110.8123	124.11	482,540	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2838 HX Base Yr 2012



852 SW ALAMO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		313,651
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		337,226
SOH/AGL Deduction		142,696
ASSESSED VALUE		194,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,808
TOTAL JUST VALUE		337,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 FST= W8 S6 E8 N6$ S6 FGR= W8 N6 W12 S30 E20 N24$ S24 E14 S1 E39 N31$ PTR= N40FUS= W39 S31 E39 N31$ W60 FDG= N24 W25 S24 FDU= N24 W25 S24 E25$ E25$ E60 S40$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 450

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		*RSF-2	226.00	201.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.58 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/19/2025 BY SYS