W1/2 OF SE1/4 OF NW1/4 & SE1/4 O
& S1/2 OF SW1/4 OF NE1/4 & S1/2
OF NE1/4.

GOBBLERS GETAWAY LLC
2102 SW DAIRY ST
LAKE CITY, FL 32024

2025

32-1S-17-04613-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
Quality	01	01

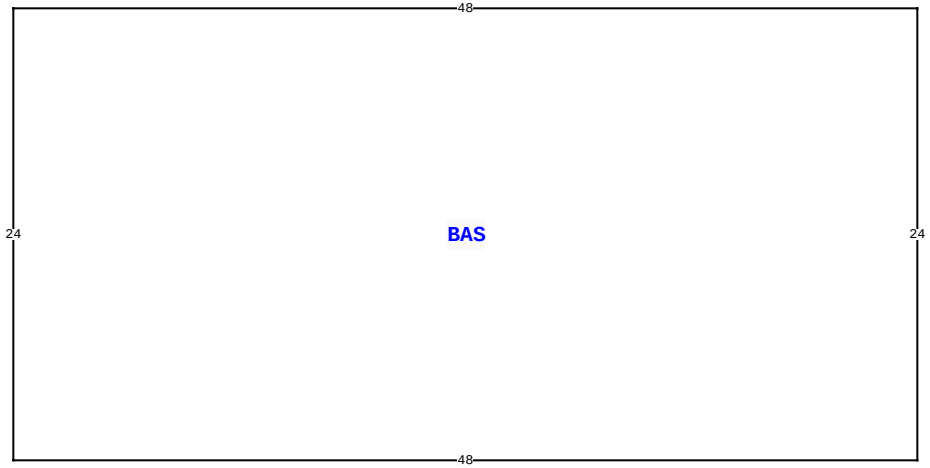
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	23,409
TOTALS	1,152			1,152	23,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	84.6750	50.80	58,522	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 2025 Heated Area: 1152 HX Base Yr



618 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,409
TOTAL MARKET OB/XF VALUE	9,652
TOTAL LAND VALUE - MARKET	242,970
TOTAL MARKET VALUE	276,031
SOH/AGL Deduction	0
ASSESSED VALUE	276,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,031
TOTAL JUST VALUE	276,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,105

SALE:3:1: ADDED 1.82 AC TO EXISTIN 50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/468	4/23/2024	WD	Q	I	05	250,000
GRANTOR: DMAC OF LAKE CITY INC						
GRANTEE: GOBBLERS GETAWAY LL						
1185/1288	12/08/2009	WD	U	V	16	100
GRANTOR: DAVID E MANGRUM & MAR						
GRANTEE: DMAC OF LAKE CITY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0	20	30	600.00	UT	2.50	2.50	100	2010	2010	3	100	1,500	
2	0261	PRCH, UOP	0	0	16	48	768.00	UT	3.00	3.00	50	2010	2010	3	50	1,152	
3	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 9,652

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.60	3,500.00	2,100.00	2,100							
2	9900	C	AC NON-AG	0					68.82	AC		1.00	1.00	1.00	3,500.00	3,500.00	240,870							

REVIEW DATE 10/07/2024 BY TP Total Acres: 69.82 Total Land Value: 242,970 Market: 0 Agricultural: 0 Common: 242,970 PRINTED 06/26/2025 BY SYS