BEG NE COR OF S1/2 OF LOT 6 IN N
NE1/4, W 136FT, S 237 FT, E 136
FT TO POB, DORTCH'S SURVEY S/D &

SHADE SAM
212 NE GRANGER MILL AVE
LAKE CITY, FL 32055

2026

33-3S-17-06311-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

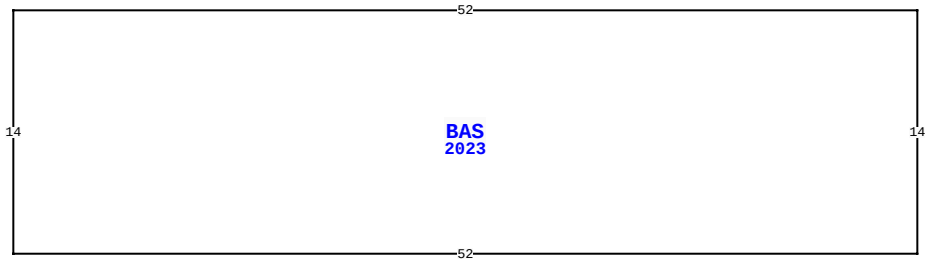
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2023	728	77,031
TOTALS	728			728	77,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	728	112.5000	111.38	81,085	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 728 HX Base Yr 2023



212 NE GRANGER MILL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		77,031
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		8,589
TOTAL MARKET VALUE		88,620
SOH/AGL Deduction		4,121
ASSESSED VALUE		84,499
TOTAL EXEMPTION VALUE	HX HB VX DX WR	65,722
BASE TAXABLE VALUE		18,777
TOTAL JUST VALUE		88,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042709	Mobile Home		09/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1729	12/14/2020	WD	Q	V	05	15,000
GRANTOR: MAYO ARTHUR V						
GRANTEE: SHADE SAM						
1349/2162	12/07/2017	WD	Q	V	01	4,000
GRANTOR: GUINESS & RASHEEDA SA						
GRANTEE: ARTHUR MAYO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,10] E52 S14 W52 N14 $
.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		00	0.00	0.00	22,648.00	SF		1.00	1.00	1.00	0.25	0.25	5,662							
2	0000	C	VAC RES	100		00	0.00	0.00	11,709.00	SF		1.00	1.00	1.00	0.25	0.25	2,927							

REVIEW DATE 12/28/2021 BY JB Total Acres: 0.79 Total Land Value: 8,589 Market: 0 Agricultural: 0 Common: 8,589 PRINTED 10/02/2025 BY SYS