THE N 455.28 FT OF SE1/4 OF
SW1/4, LYING W OF HOPEFUL
CIRCLE RD.(CHEROKEE RD).

MANGRUM DAVID EARL/MANGRUM ANDREW D
634 SE MAYHALL TER
LAKE CITY, FL 32056

2025

35-4S-17-09030-062

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

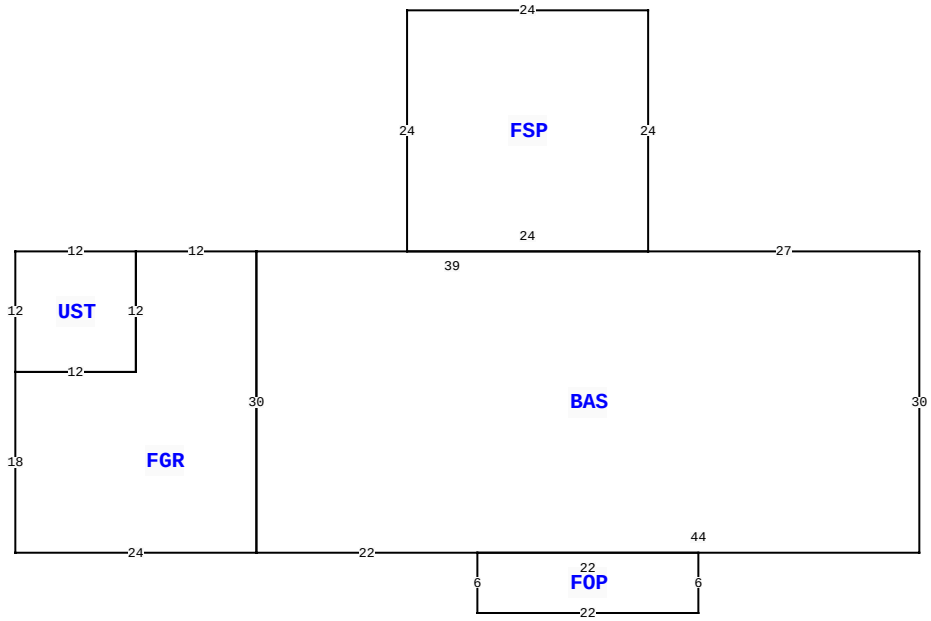
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	144,878
FGR	576	55		317	23,195
FOP	132	30		40	2,927
FSP	576	40		230	16,829
UST	144	45		65	4,756
TOTALS	3,408			2,632	192,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,632	100.5120	112.57	296,284	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1980 HX Base Yr 2018



634 SE MAYHALL TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,585
TOTAL MARKET OB/XF VALUE		23,380
TOTAL LAND VALUE - MARKET		54,748
TOTAL MARKET VALUE		270,713
SOH/AGL Deduction		113,620
ASSESSED VALUE		157,093
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		101,371
TOTAL JUST VALUE		270,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29302	REMODEL	0	04/11/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1339/1221	6/23/2017	WD	U	I	11	100
GRANTOR: DAVID EARL MANGRUM						
GRANTEE: DAVID EARL MANGRUM						
1340/1338	6/21/2017	WD	U	I	11	100
GRANTOR: DAVID EARL MANGRUM (A						
GRANTEE: DAVID EARL MANGRUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N24 W24 S24 E24$ W39 FGR= S30 W24 N18 UST= N12 E12 S12 W12$ E12 N12E12$ S30 E22 FOP= S6 E22 N6 W22$ E44 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,948	
3	0280	POOL R/CON	0	100	30	13	390.00	UT	70.00	70.00	100	1990	1990	3	40	10,920	
4	0011	BARN,BLK A	0	100	20	20	400.00	UT	4.38	4.38	100	0	0	3	100	1,752	
5	0297	SHED CONCR	0	100	10	30	300.00	UT	4.80	4.80	100	0	0	3	100	1,440	
6	0210	GARAGE U	0	100	24	30	720.00	UT	2.58	2.58	100	0	0	3	100	1,858	
7	0294	SHED WOOD/	0	100	21	30	630.00	UT	0.90	0.90	100	0	0	3	100	567	
8	0294	SHED WOOD/	0	100	10	55	550.00	UT	0.90	0.90	100	0	0	3	100	495	
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
10	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

TOTAL OB/XF 20,580

LAND DESCRIPTION

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		A-1	0.00	0.00	6.78	AC		1.00	1.00	0.85	9,500.00	8,075.00	54,748							

REVIEW DATE 07/17/2017 BY DF Total Acres: 6.78 Total Land Value: 54,748 Market: 0 Agricultural: 0 Common: 54,748 PRINTED 08/19/2025 BY SYS

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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
11	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
12	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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

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