LOT 16 BLOCK D COLLEGE MANOR S/D
475-82, 704-344, 744-344, 920-24

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07449-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02

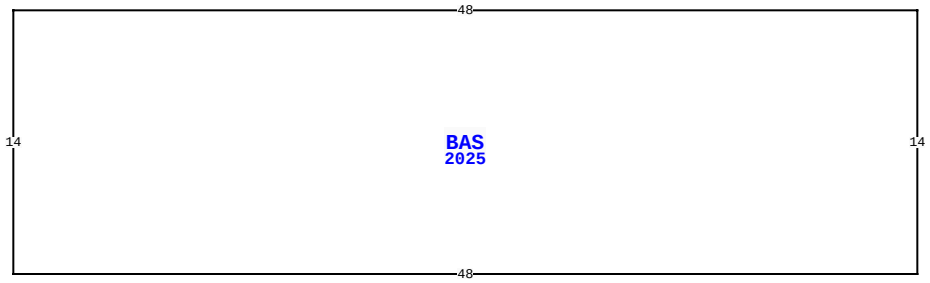
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2025	672	13,053
TOTALS	672			672	13,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	80.9370	48.56	32,632	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



159 NE MICHAEL PL, 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	13,053
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	5,500
TOTAL MARKET VALUE	21,853
SOH/AGL Deduction	0
ASSESSED VALUE	21,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,853
TOTAL JUST VALUE	21,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18793	TR/TRAILER	75	10/03/2001
7487	PUMP/UTPOL	25	08/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	V	11	100
GRANTOR: LOIS PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S14 E48 N14 W48 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 06/09/2025 BY ME Total Acres: 0.18 Total Land Value: 5,500 Market: 0 Agricultural: 0 Common: 5,500 PRINTED 11/07/2025 BY SYS