LOT 5 BLOCK E COLLEGE MANOR S/D

384-461, 741-606, WD 1213-1452,

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

**2026**

**36-3S-17-07450-005**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |

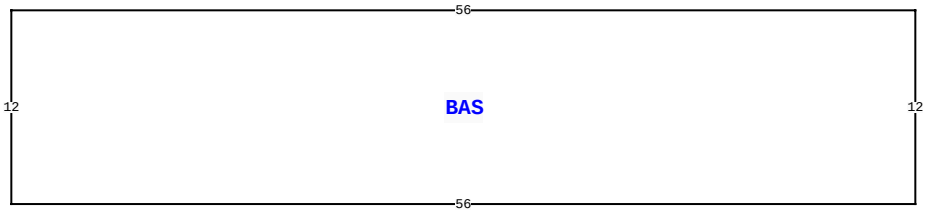
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 36317.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 3,672 |
| TOTALS | 672 | | | 672 | 3,672 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 672 | 45.5400 | 27.32 | 18,359 | 1973 | 1973 | 0 | 0 | 20 | 60.00 | 20.00 |

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




195 NE CAMPUS 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 | 3,672 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 4,400 |
| TOTAL MARKET VALUE | 15,072 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 15,072 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 15,072 |
| TOTAL JUST VALUE | 15,072 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 15,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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: THE LOIS E PEARCE LIV | | | | | | |
| GRANTEE: ARANGO ONE LLC | | | | | | |
| 1213/1452 | 2/24/2011 | WD | U | I | 11 | 100 |
| GRANTOR: E WAYNE & LOIS E PEAR | | | | | | |
| GRANTEE: LOIS E PEARCE & E W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

## 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 | 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 7,000

| 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 | 0102 | C | SFR/MH | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 5,500.00 | 4,400.00 | 4,400 | | | | | | | |

REVIEW DATE 05/28/2025 BY ME Total Acres: 0.22 Total Land Value: 4,400 Market: 0 Agricultural: 0 Common: 4,400 PRINTED 11/11/2025 BY SYS