LOT 6 BLOCK E COLLEGE MANOR S/D

379-672, 741-607, WD 1213-1452,

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

2026

36-3S-17-07450-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

181 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	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	4,400
TOTAL MARKET VALUE	11,900
SOH/AGL Deduction	0
ASSESSED VALUE	11,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,900
TOTAL JUST VALUE	11,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,900

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

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	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 7,500

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	0700	C	MISC RES	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: 0.21 Total Land Value: 4,400 Market: 0 Agricultural: 0 Common: 4,400 PRINTED 11/11/2025 BY SYS