THE N 265.16 FT OF THE W 283.16
NE1/4. (AKA PARCELS 17 & 18) EX
COR OF NW1/4 OF NE 1/4, RUN S 80

MANGRUM DAVID E
532 SW VISTA TER
LAKE CITY, FL 32024

2027

05-4S-16-02773-018

BUILDING CHARACTERISTICS

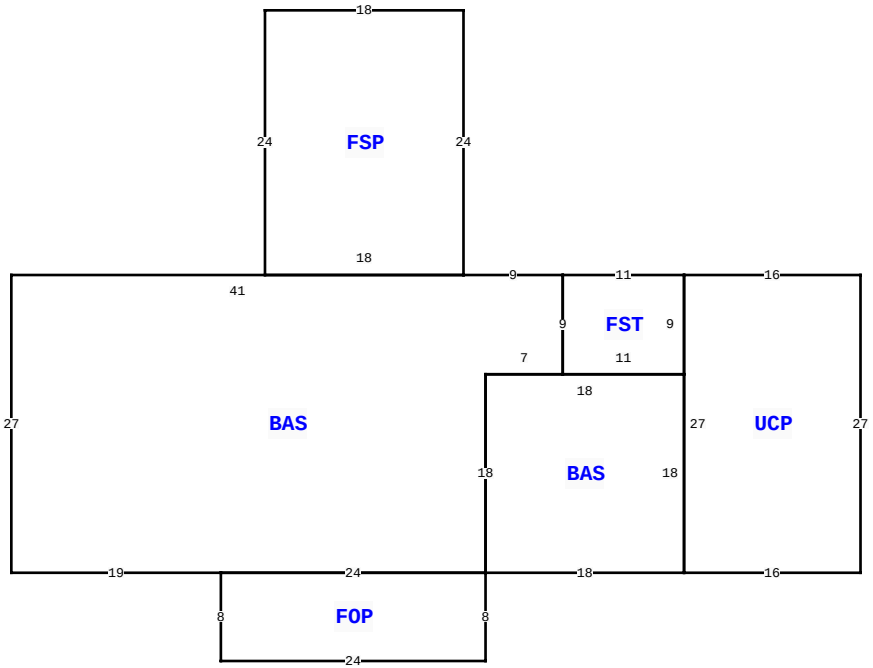
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	23,459
BAS	1,224	100		1,224	88,622
FOP	192	30		58	4,200
FSP	432	40		173	12,526
FST	99	55		54	3,910
UCP	432	20		86	6,227
TOTALS	2,703			1,919	138,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	101.2680	111.39	213,757	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1548 HX Base Yr 2016



532 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,942
TOTAL MARKET OB/XF VALUE		23,336
TOTAL LAND VALUE - MARKET		125,400
TOTAL MARKET VALUE		287,678
SOH/AGL Deduction		54,311
ASSESSED VALUE		233,367
TOTAL EXEMPTION VALUE	HX HB 13	233,367
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/695	8/04/2023	WD	Q	V	04	75,000
GRANTOR: AVANT ROGER L						
GRANTEE: MANGRUM DAVID E						
1290/0546	2/20/2015	WD	U	I	12	50,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: DAVID E MANGRUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 W41 S27 E19 E24 N18 E7 N9 $
FSP=[ORIG=-9,0] N24 W18 S24 E18 $
UCP=[ORIG=11,27] E16 N27 W16 S27 $
BAS=[ORIG=-7,27] E18 N18 W18 S18 $
FOP=[ORIG=-31,27] S8 E24 N8 W24 $
FST=[ORIG=0,9] E11 N9 W11 S9 $
.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 23,336

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		RSF/MH	265.00	283.00	1.72	AC		1.00	1.00	1.00	7,500.00	7,500.00	12,900							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	112,500							

REVIEW DATE 09/27/2023 BY KS Total Acres: 16.72 Total Land Value: 125,400 Market: 0 Agricultural: 0 Common: 125,400 PRINTED 11/17/2026 BY SYS