

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

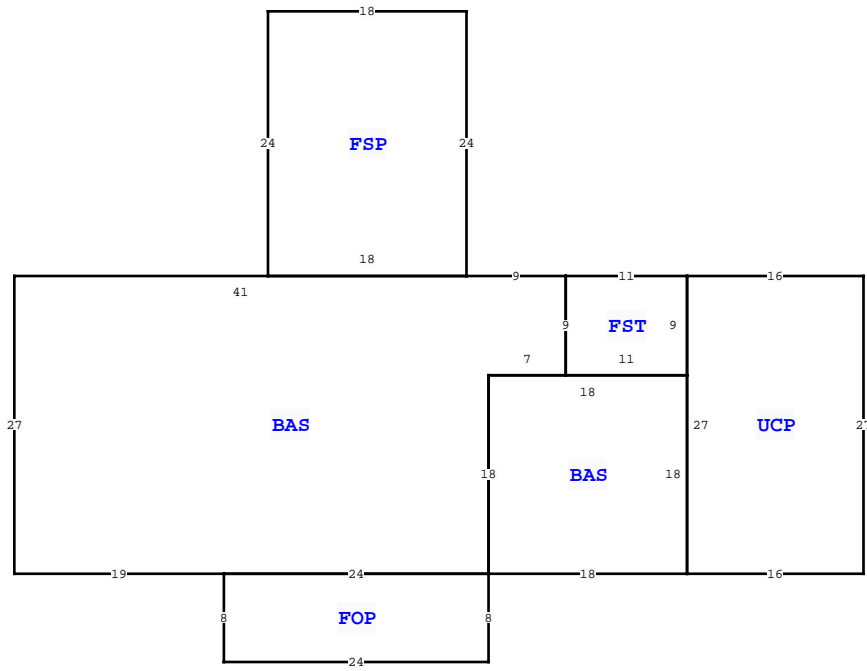
2026

05-4S-16-02773-018



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architctual	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
BAS	324	100	
BAS	1,224	100	
FOP	192	30	
FSP	432	40	
FST	99	55	
UCP	432	20	
TOTALS	2,703		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016		Heated Area: 1548					HX Base Yr 2016	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		141,474	
TOTAL MARKET OB/XF VALUE		23,336	
TOTAL LAND VALUE - MARKET		125,400	
TOTAL MARKET VALUE		290,210	
SOH/AGL Deduction		63,640	
ASSESSED VALUE		226,570	
TOTAL EXEMPTION VALUE	HX HB 13	226,570	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		290,210	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		281,850	

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						

EXTRA FEATURES		532 SW VISTA TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0280	POOL R/CON	0 100 32 16
3	0210	GARAGE U	0 100 0 0
4	0120	CLFENCE 4	0 100 0 0
5	0120	CLFENCE 4	0 100 0 0
6	0070	CARPORT UF	0 100 18 20
7	0060	CARPORT F	0 100 0 0
8	0040	BARN, POLE	0 100 0 0

TOTAL OB/XF												23,336				
L N	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	

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 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/MR	65.00	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							