

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

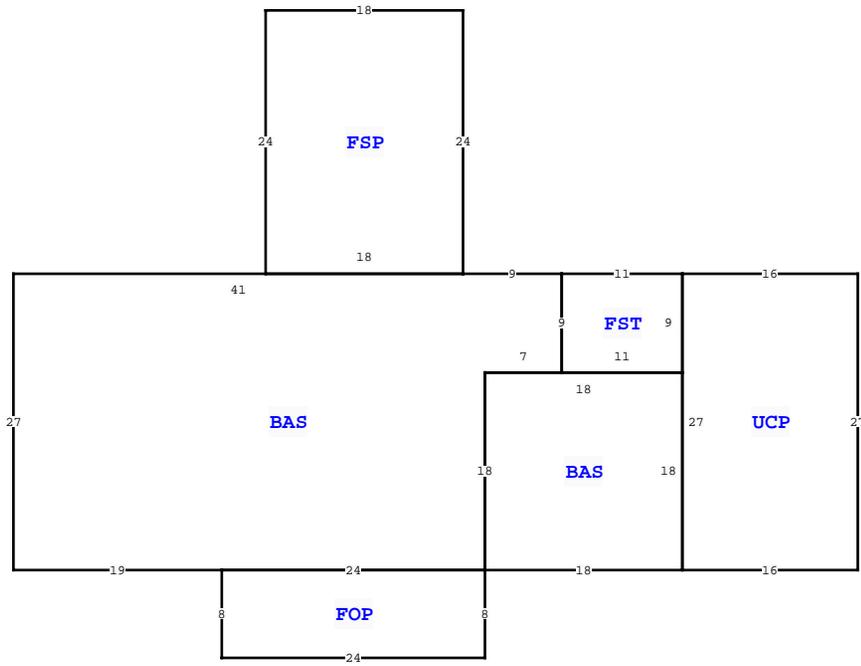
MANGRUM DAVID E
532 SW VISTA TER
LAKE CITY, FL 32024

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		
Architectural	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	23,886
BAS	1,224	100		1,224	90,237
FOP	192	30		58	4,276
FSP	432	40		173	12,754
FST	99	55		54	3,981
UCP	432	20		86	6,340
TOTALS	2,703			1,919	141,474

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	113.42	217,653	1978	1978	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 1548 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			141,474
TOTAL MARKET OB/XF VALUE			23,336
TOTAL LAND VALUE - MARKET			117,040
TOTAL MARKET VALUE			281,850
SOH/AGL Deduction			55,280
ASSESSED VALUE			226,570
TOTAL EXEMPTION VALUE	HX HB 13	226,570	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			281,850
NCON VALUE			0
INCOME VALUE			
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		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	

TOTAL OB/XF												23,336					
532 SW VISTA TER, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
04/08/2025 MLU																	

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												23,336					
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	7,000.00	7,000.00	12,040												
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	105,000												