S1/2 OF NE1/4 & 2 ACRES SQUARE I NE1/4 OF SE1/4 & EX 5 ACRES IN N OF NE1/4 EX 50 ACRES OFF WEST SI

NEWTON FRANKLIN/BAKER ERIN
132 SW MARION MANN TER
LAKE CITY, FL 32024

2027

05-6S-17-09606-000

BUILDING CHARACTERISTICS

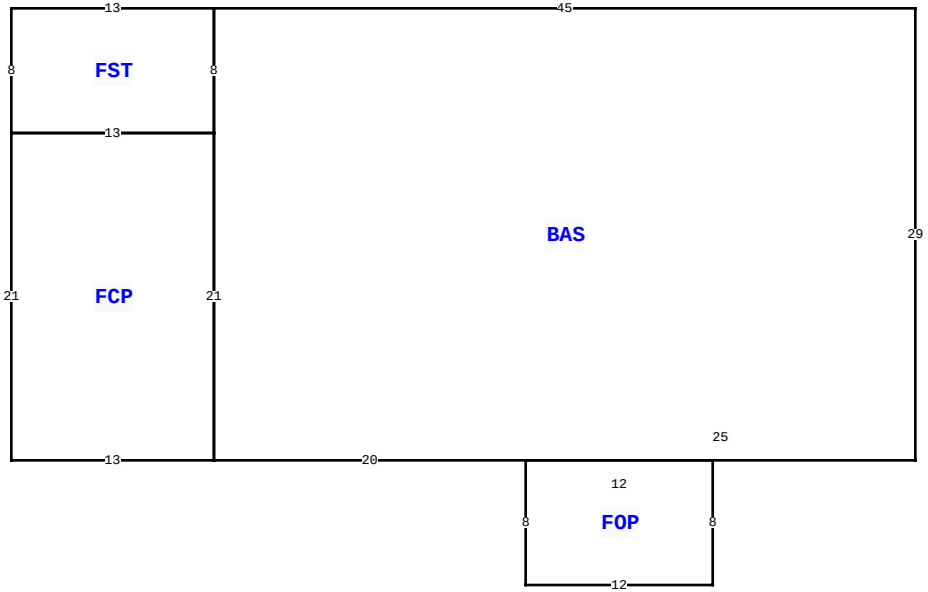
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100		1,305	73,442
FCP	273	25		68	3,827
FOP	96	30		29	1,632
FST	104	55		57	3,208
TOTALS	1,778			1,459	82,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	78.7050	86.58	126,320	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 33% - 2012 Heated Area: 1305 HX Base Yr 2012



132 SW MARION MANN TER, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0010	BARN,BLK	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0020	BARN,FR	0	33	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	220	
3	0252	LEAN-TO W/	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,108
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		185,500
TOTAL MARKET VALUE		103,648
SOH/AGL Deduction		12,976
ASSESSED VALUE		90,672
TOTAL EXEMPTION VALUE	HA HAB VX	30,000
BASE TAXABLE VALUE		60,672
TOTAL JUST VALUE		275,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26718	M H	375	02/06/2008
10318	M H	125	10/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/1678	12/20/2012	QC	U	I	11	100
GRANTOR: FREDRICK NEWTON						
GRANTEE: ERIN BAKER						
1094/186	8/18/2006	WD	U	I	11	100
GRANTOR: NEWTON FREDERICK						
GRANTEE: NEWTON FRANKLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FST= W13 S8 E13 N8$S8 FCP= W13 S21 E13 N21$ S21 E20 FOP= S8 E12 N8 W12$ E25 N29$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	33		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.50	AC		1.00	1.00	1.00	280.00	280.00	7,140							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	178,500							

REVIEW DATE 10/02/2017 BY DF Total Acres: 26.50 Total Land Value: 14,140 Market: 178,500 Agricultural: 7,140 Common: 7,000 PRINTED 11/17/2026 BY SYS