LOT 39 THE HUNT PLACE S/D.

ORB 562-426, 774-529, PROB 1192-

BARRENTINE WILLIAM/BARRENTINE MARY ANN
269 SW MANGHAM WAY
LAKE CITY, FL 32024

2027

08-5S-16-03490-039

BUILDING CHARACTERISTICS

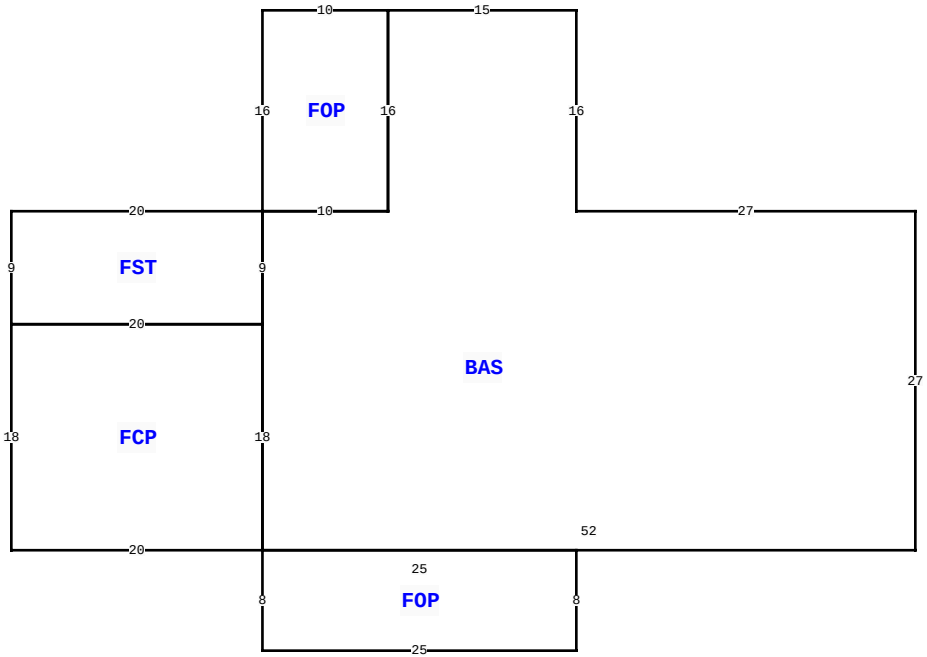
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100		1,644	131,058
FCP	360	25		90	7,175
FOP	160	30		48	3,827
FOP	200	30		60	4,783
FST	180	55		99	7,892
TOTALS	2,544			1,941	154,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	107.5730	118.33	229,679	1996	1996	0	0	0	32.63	67.37

1 SINGLE FAM 100% - 2012 Heated Area: 1644 HX Base Yr 2012



269 SW MANGHAM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0040	BARN,POLE	0	100	28	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0166	CONC,PAVMT	0	100	18	18	1.00	UT	0.00	0.00	100	1996	1996	3	100	600	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,735
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		53,260
TOTAL MARKET VALUE		172,915
SOH/AGL Deduction		52,877
ASSESSED VALUE		120,038
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		18,627
TOTAL JUST VALUE		211,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047063	Roof Replacement	14,315	04/25/2023
8183	SFR	50,000	03/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/2634	12/02/2010	WD	Q	I	01	130,000
GRANTOR: MARK, ALISA, JUDITH,						
GRANTEE: WILLIAM & MARY ANN						
1192/2532	4/15/2010	PB	U	I	11	0
GRANTOR: CLERK OF COURT (BILLY						
GRANTEE: MARK,ALISA,JUDITH,D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N16 W15 FOP= W10 S16 E10 N16$ S16 W10 FST= W20S9 E20 N9$ S9 FCP= W20 S18 E20 N18$ S18 FOP= S8 E25 N8 W25$ E52 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,260							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 5.02 Total Land Value: 14,380 Market: 40,000 Agricultural: 1,120 Common: 13,260 PRINTED 11/17/2026 BY SYS