COMM NE COR OF SE1/4 OF SW1/4, R
FOR POB, RUN S 281.83 FT, W 229.
N 451.72 FT, E 230.82 FT, S 169.

DRUMMOND RICKY EUGENE
260 SE MANGO WAY
LAKE CITY, FL 32025

2027

12-4S-17-08332-031

BUILDING CHARACTERISTICS

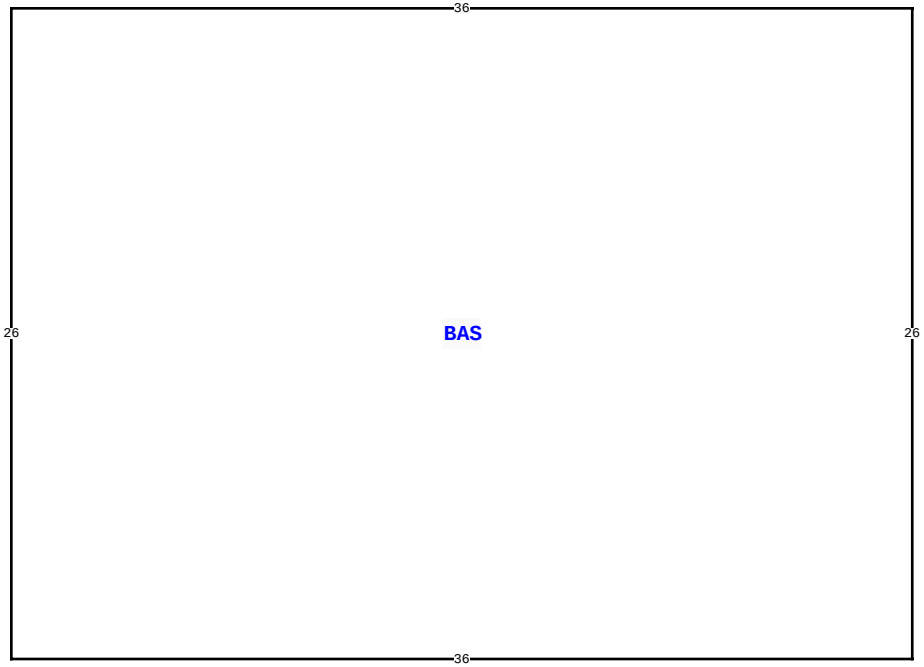
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	84,521
TOTALS	936			936	84,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	936	112.9000	105.00	98,280	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2002 Heated Area: 936 HX Base Yr 2002



260 SE MANGO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,521
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		16,730
TOTAL MARKET VALUE		109,151
SOH/AGL Deduction		49,684
ASSESSED VALUE		59,467
TOTAL EXEMPTION VALUE	HX HB	34,467
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,061

SALE:3:1: LOT 1 UNIT 2 PRICE CREEK ACRES

SALE:1:1: INCLUDED MOBILE HOME

XFOB:1:1: DENMARK ID#6740A & 6740B ORB 784-164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36354	M H	650	02/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0903/1265	6/01/2000	WD	Q	I	01	18,000
GRANTOR: W QUINCY & CATHERINE						
GRANTEE: R DRUMMOND						
0902/1281	4/26/2000	WD	Q	I	01	7,200
GRANTOR: JIMMY L SMITH & FLORA						
GRANTEE: W QUINCY & CATHERIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S26 E36 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.39	AC		1.00	1.00	1.00	7,000.00	7,000.00	16,730							

REVIEW DATE 04/05/2018 BY DF Total Acres: 2.39 Total Land Value: 16,730 Market: 0 Agricultural: 0 Common: 16,730 PRINTED 11/17/2026 BY SYS