

COMM NE COR OF SE1/4 OF SW1/4,
 RUN S 231.83 FT, W 50 FT, S
 271.51 FT FOR POB, CONT S

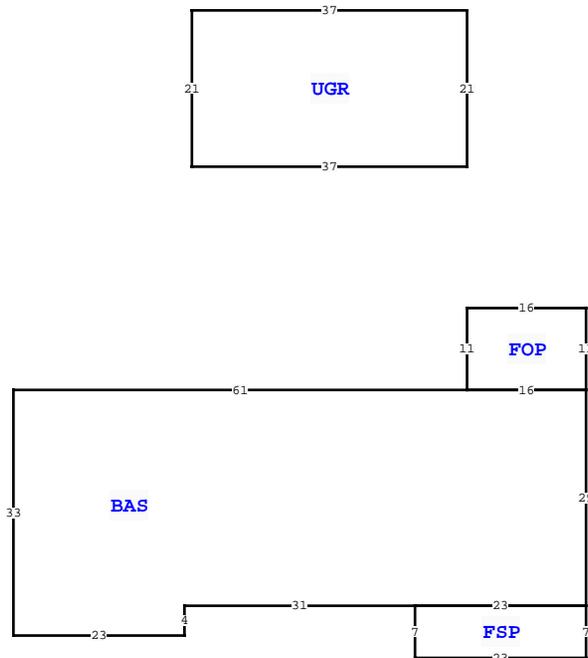
BROWN RAYMOND E JR/BROWN JAMIE N
 186 SE MANGO WAY
 LAKE CITY, FL 32025

2026

12-4S-17-08332-032

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,325	100	
FOP	176	30	
FSP	161	40	
UGR	777	45	
TOTALS	3,439		

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%	- 2018								
Heated Area: 2325						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		228,102	
TOTAL MARKET OB/XF VALUE		4,150	
TOTAL LAND VALUE - MARKET		22,750	
TOTAL MARKET VALUE		255,002	
SOH/AGL Deduction		105,329	
ASSESSED VALUE		149,673	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		93,262	
TOTAL JUST VALUE		255,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041317	Remodel	11,216	11/16/2021
41322	REMODEL		02/12/2021
41317	REMODEL		02/12/2021
38010	PUMP/UTPOL	50	04/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1096	2/03/2017	WD	Q	I	01	177,000
GRANTOR: JAMES D & BARBARA L J						
GRANTEE: RAYMOND E JR & JAMI						
0983/1482	5/16/2003	WD	Q	I	03	153,000
GRANTOR: JOSEPH ALLEN & JANICE						
GRANTEE: JAMES D & BARBARA L						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0294	SHED WOOD/	0	100	0	0	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	

186 SE MANGO WAY, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/28/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W61 S33 E23 N4 E31 E23 N29 W16 \$	
UGR=[ORIG=0,-30] N21 W37 S21 E37 \$	
FOP=[ORIG=16,0] N11 W16 S11 E16 \$	
FSP=[ORIG=-7,29] S7 E23 N7 W23 \$	

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	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	3.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	22,750							