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

2027

12-4S-17-08332-032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

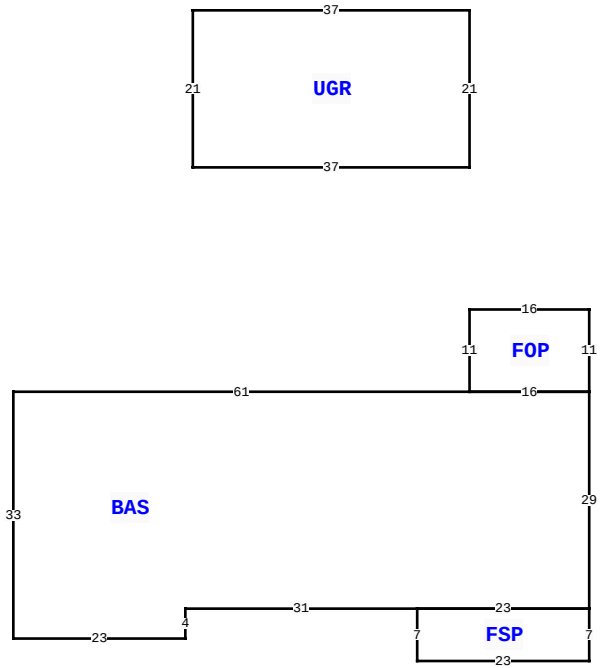
NEIGHBORHOOD/LOC 12417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100		2,325	186,564
FOP	176	30		53	4,253
FSP	161	40		64	5,136
UGR	777	45		350	28,085
TOTALS	3,439			2,792	224,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,792	112.2240	123.45	344,672	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2325 HX Base Yr 2018



186 SE MANGO WAY, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/28/2025 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	224,037
TOTAL MARKET OB/XF VALUE	4,150
TOTAL LAND VALUE - MARKET	22,750
TOTAL MARKET VALUE	250,937
SOH/AGL Deduction	96,774
ASSESSED VALUE	154,163
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	97,752
TOTAL JUST VALUE	250,937
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						

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 4,150

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

REVIEW DATE 03/22/2021 BY BC Total Acres: 3.50 Total Land Value: 22,750 Market: 0 Agricultural: 0 Common: 22,750 PRINTED 11/17/2026 BY SYS