

BEG NE COR OF SW1/4 OF SW1/4, RU  
377.73 FT, E 447.10 FT, N 120 FT  
FT, N 284 FT TO POB (BARROW PIT)

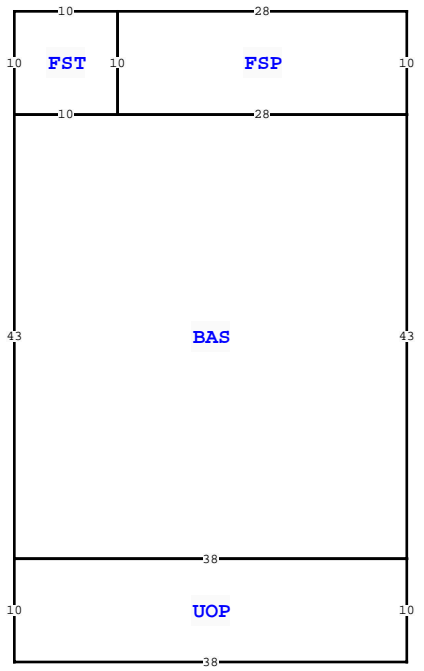
MANN ROBERT CHARLES  
326 NE RANGE RD  
LAKE CITY, FL 32055

**2026**

27-3S-17-05587-002  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	06	VINYL ASB 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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	27317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,634	100	
FSP	280	40	
FST	100	55	
UOP	380	20	
TOTALS	2,394		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,877	117.5640	131.67	247,145	1981	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2024 Heated Area: 1634 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	185,359			
TOTAL MARKET OB/XF VALUE	3,360			
TOTAL LAND VALUE - MARKET	26,262			
TOTAL MARKET VALUE	214,981			
SOH/AGL Deduction	116,767			
ASSESSED VALUE	98,214			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	46,803			
TOTAL JUST VALUE	214,981			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	217,452			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/2516	2/15/2023	WD	Q	I	01	260,000
GRANTOR: NEWELL SYLVIA M						
GRANTEE: MANN ROBERT CHARLES						
1469/149	6/10/2022	WD	U	I	37	150,000
GRANTOR: HUDSON KEITH						
GRANTEE: NEWELL SYLVIA M						

EXTRA FEATURES		326 NE RANGE RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0040	BARN, POLE	0 100
3	0294	SHED WOOD/	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0 100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W28 W10 S43 E38 N43 \$	
UOP=[ORIG=-38,43] S10 E38 N10 W38 \$	
FSP=[ORIG=0,0] N10 W28 S10 E28 \$	
FST=[ORIG=-28,0] N10 W10 S10 E10 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,360																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	4.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	26,000							
2	9640	C	BARROW PIT	100		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	175.00	175.00	262							