BEG 15 FT N OF NW COR OF LOT OF
E 105 FT, N 100 FT, W 105 FT, S
POOR LEGAL-LOCATION NOT CLEAR.

ARANGO TWO, LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2027

28-3S-17-05649-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

109 NE FRYER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	693
TOTAL MARKET VALUE	1,493
SOH/AGL Deduction	0
ASSESSED VALUE	1,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,493
TOTAL JUST VALUE	1,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2463	8/31/2026	TD	U	I	18	12,000

GRANTOR: CLERK OF COURT

GRANTEE: ARANGO TWO, LLC

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

TOTAL OB/XF 800

LAND DESCRIPTION

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	0700	C	MISC RES	0			0.00	0.00	5,543.00	SF		1.00	1.00	0.25	0.50	0.13	693							

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.13 Total Land Value: 693 Market: 0 Agricultural: 0 Common: 693 PRINTED 11/17/2026 BY SYS