

BEG SE COR OF PARCEL 04620-000,
 FT, W 330 FT, S APPROX 900 FT TO
 DITCH, CONT S APPROX 560 FT ALON

BROWN-LANGFORD SHANNON MICHELLE
 849 NW CRIPPLE CREEK ST
 LAKE CITY, FL 32055

2026

32-1S-17-04620-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32117.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2024
TOTALS	1,140		1,140
			124,955

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2024	Heated Area: 1140			HX Base Yr 2024				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>15</p> <p>BAS 2024</p> <p>15</p> <p>76</p> </div>												
TOTALS				1,140							1,140	124,955

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		124,955	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		144,107	
SOH/AGL Deduction		59,955	
ASSESSED VALUE		84,152	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		32,741	
TOTAL JUST VALUE		211,955	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047106	Mobile Home		05/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1568	4/04/2023	QC	U	V	11	100

GRANTOR: BROWN WILLIAM L
 GRANTEE: BROWN-LANGFORD SHAN

BLD DATE		LGL DATE	
849 NW CRIPPLE CREEK ST, LAKE CITY		05/12/2026	MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=17,7] E76 S15 W76 N15 \$	

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	9945	Well/Sept	0	100	0	0			7,000.00	100	2024	2023		100	7,000	

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	DPHT 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					1.25	AC		1.00	1.00	1.00	8,000.00	8,000.00	10,000							
2	6200	A	PASTURE 3	100					5.50	AC		1.00	1.00	1.00	280.00	280.00	1,540							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	281.00	281.00	562							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	40.00	40.00	50							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.75	AC		1.00	1.00	1.00	8,000.00	8,000.00	70,000							