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

2027

32-1S-17-04620-002

BUILDING CHARACTERISTICS

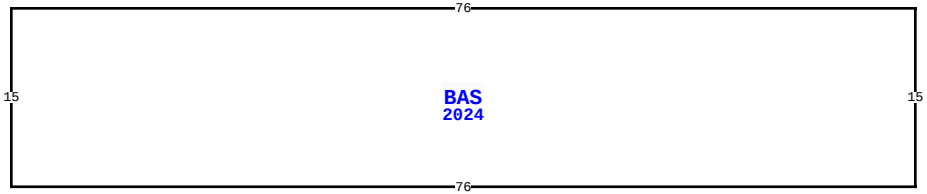
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	123,706
TOTALS	1,140			1,140	123,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	113.0000	111.87	127,532	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1140 HX Base Yr 2024



849 NW CRIPPLE CREEK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,706
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		142,858
SOH/AGL Deduction		56,246
ASSESSED VALUE		86,612
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,201
TOTAL JUST VALUE		210,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,955

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

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 06/09/2023 BY JB Total Acres: 10.00 Total Land Value: 12,152 Market: 70,000 Agricultural: 2,152 Common: 10,000 PRINTED 11/17/2026 BY SYS