

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

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	118.65	135,261		2023		0	0	3.00	97.00	
1 MANUF 3		100% - 2024		Heated Area: 1140				HX Base Yr 2024					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center; color: blue;">BAS 2024</p> </div>													
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> INC DATE AG DATE </div>													
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> 849 NW CRIPPLE CREEK ST, LAKE CITY 04/11/2025 MLU </div>													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		131,203	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		148,480	
SOH/AGL Deduction		64,328	
ASSESSED VALUE		84,152	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		32,741	
TOTAL JUST VALUE		203,203	
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						

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	

TOTAL OB/XF														7,000			
849 NW CRIPPLE CREEK ST, LAKE CITY																	

BUILDING NOTES

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

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	DPH 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	6,500.00	6,500.00	8,125										
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	6,500.00	6,500.00	56,875										