

BEG NE COR OF S1/2 OF LOT 6 IN N
 NE1/4, W 136FT, S 237 FT, E 136
 FT TO POB, DORTCH'S SURVEY S/D &

SHADE SAM
 212 NE GRANGER MILL AVE
 LAKE CITY, FL 32055

2026

33-3S-17-06311-000



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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	2023
TOTALS	728		78,579

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2023		82,715	2022	2022	0	0	5.00	95.00	
			Heated Area: 728			HX Base Yr	2023					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			78,579
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			8,589
TOTAL MARKET VALUE			90,168
SOH/AGL Deduction			5,915
ASSESSED VALUE			84,253
TOTAL EXEMPTION VALUE	HX HB VX DX WR		66,411
BASE TAXABLE VALUE			17,842
TOTAL JUST VALUE			90,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042709	Mobile Home		09/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1729	12/14/2020	WD	Q	V	05	15,000
GRANTOR: MAYO ARTHUR V						
GRANTEE: SHADE SAM						
1349/2162	12/07/2017	WD	Q	V	01	4,000
GRANTOR: GUINNESS & RASHEEDA SA						
GRANTEE: ARTHUR MAYO						

EXTRA FEATURES		212 NE GRANGER MILL AVE, LAKE CITY														
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	9947	Septic	0	100	0	0			3,000.00	100	2023	2022		100	3,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTAL OB/XF 3,000			

BUILDING NOTES												
BUILDING DIMENSIONS												

BAS=[YR=2023;ORIG=18,10] E52 S14 W52 N14 \$

LAND DESCRIPTION													TOTAL OB/XF 3,000												
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		00	0.00	0.00	22,648.00	SF		1.00	1.00	1.00	0.25	0.25	5,662								
2	0000	C	VAC RES	100		00	0.00	0.00	11,709.00	SF		1.00	1.00	1.00	0.25	0.25	2,927								