SE1/4 OF SE1/4 OF SW1/4, EX RD R
AKA LOT 16 OF AN UNR SURVEY.

DMAC OF LAKE CITY INC
532 SW VISTA TER
LAKE CITY, FL 32024

2027

35-4S-17-09030-056

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	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

557 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,480
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	115,480
SOH/AGL Deduction	9,665
ASSESSED VALUE	105,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,815
TOTAL JUST VALUE	115,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32589	M H	698	01/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/0862	7/18/2019	QC	U	I	11	100
GRANTOR: DAVID E MANGRUM						
GRANTEE: DMAC OF LAKE CITY I						
1387/0991	6/11/2019	QC	U	I	11	100
GRANTOR: CHRISTOPHER L MANGRUM						
GRANTEE: DAVID E MANGRUM						

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	0166	CONC,PAVMT	0	0	8	20	160.00	UT	2.00	2.00	100	2005	2005	3	100	320	
2	0166	CONC,PAVMT	0	0	8	20	160.00	UT	2.00	2.00	100	2005	2005	3	100	320	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0060	CARPORT F	0	0	20	24	480.00	UT	5.00	5.00	100	2005	2005	3	100	2,400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	20	24	480.00	UT	7.50	7.50	100	2005	2005	3	100	3,600	
7	0166	CONC,PAVMT	0	0	8	20	160.00	UT	2.00	2.00	100	2005	2005	3	100	320	
8	0166	CONC,PAVMT	0	0	8	20	160.00	UT	2.00	2.00	100	2005	2005	3	100	320	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,600	

TOTAL OB/XF 17,280

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.80	11,000.00	8,800.00	88,000							

REVIEW DATE 11/25/2020 BY JB Total Acres: 10.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 11/17/2026 BY SYS

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557 SE APRIL LN, LAKE CITY

COLUMBIA COUNTY PROPERTY

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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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,600	
12	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
13	0296	SHED METAL	0	0	20	28	560.00	UT	10.00	10.00	100	2017	2017	3	100	5,600	
14	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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

REVIEW DATE 11/25/2020 BY JB Total Acres: 10.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 11/17/2026 BY SYS