



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 19,285 ASSESSED VALUE 96,195 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 96,195 TOTAL JUST VALUE 115,480 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 103,480																
DOR CODE 0700 MISC IMPROVED																PERMIT NUM 32589				DESCRIPTION M H		AMT 698		ISSUED 01/06/2015								
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																																
EXTRA FEATURES						557 SE APRIL LN, LAKE CITY											BLD DATE		LGL DATE		05/06/2026		MLU									
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	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																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	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 06/10/2026 BY SYS																																



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NEIGHBORHOOD/LOC 35417.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
																	<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / 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										
TOTALS																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU										
EXTRA FEATURES						557 SE APRIL LN, LAKE CITY											<b>BUILDING NOTES</b>										
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												
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													
																	<b>BUILDING DIMENSIONS</b>										
LAND DESCRIPTION						TOTAL OB/XF 10,200																					
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			
REVIEW DATE 11/25/2020 BY JB Total Acres: 10.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 06/10/2026 BY SYS																											