

THE N 455.28 FT OF SE1/4 OF SW1/4, LYING W OF HOPEFUL CIRCLE RD.(CHEROKEE RD).

MANGRUM DAVID EARL/MANGRUM ANDREW D
634 SE MAYHALL TER
LAKE CITY, FL 32056

2026

35-4S-17-09030-062

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	
FGR	576	55	
FOP	132	30	
FSP	576	40	
UST	144	45	
TOTALS	3,408		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018		296,284	1977	1977	0	0	35.00	65.00
Heated Area: 1980 HX Base Yr 2018											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,585
TOTAL MARKET OB/XF VALUE			23,380
TOTAL LAND VALUE - MARKET			69,156
TOTAL MARKET VALUE			285,121
SOH/AGL Deduction			123,786
ASSESSED VALUE			161,335
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			104,924
TOTAL JUST VALUE			285,121
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29302	REMODEL	0	04/11/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/1221	6/23/2017	WD	U	I	11	100
GRANTOR: DAVID EARL MANGRUM						
GRANTEE: DAVID EARL MANGRUM						
1340/1338	6/21/2017	WD	U	I	11	100
GRANTOR: DAVID EARL MANGRUM (A						
GRANTEE: DAVID EARL MANGRUM						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	0280	POOL R/CON	0	100	30	13	390.00	UT	70.00	70.00	100
4	0011	BARN,BLK A	0	100	20	20	400.00	UT	4.38	4.38	100
5	0297	SHED CONCR	0	100	10	30	300.00	UT	4.80	4.80	100
6	0210	GARAGE U	0	100	24	30	720.00	UT	2.58	2.58	100
7	0294	SHED WOOD/	0	100	21	30	630.00	UT	0.90	0.90	100
8	0294	SHED WOOD/	0	100	10	55	550.00	UT	0.90	0.90	100
9	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
10	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												20,580												
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	0100	C	SFR	100		A-1	0.00	0.00	6.78	AC		1.00	1.00	0.85	12,000.00	10,200.00	69,156							

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

BUILDING DIMENSIONS			
BAS= W27 FSP= N24 W24 S24 E24\$ W39 FGR= S30 W24 N18 UST= N12 E12 S12 W12\$ E12 N12E12\$ S30 E22 FOP= S6 E22 N6 W22\$ E44 N30\$.			

