NE DIV: E1/2 OF LOT 13 BLOCK 34
REPLAT OF MCELROY'S S/D.

MANUAD GROUP CORP
3700 SW 46TH AVE
WEST PARK, FL 33023

2026

00-00-00-11156-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

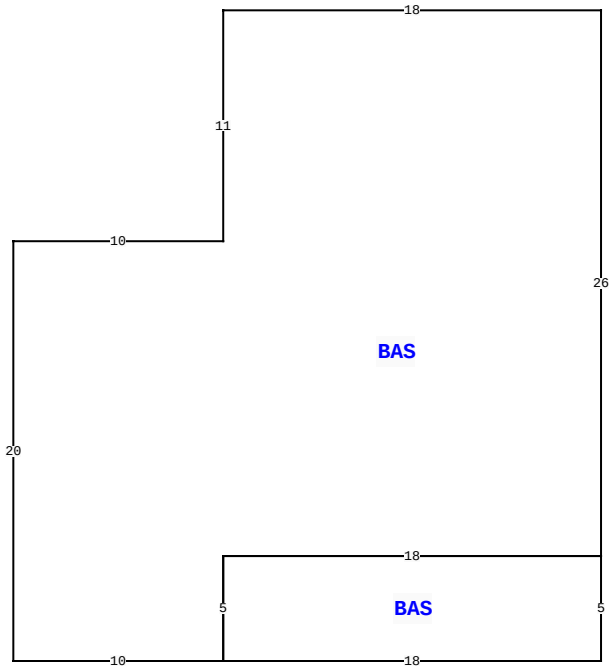
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	04	SINGLE SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	29317.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	2,239
BAS	668	100		668	16,617
TOTALS	758			758	18,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	758	55.5228	62.19	47,140	1940	1940	10	0	15	35.00	40.00

1 SINGLE FAM 0% - 2024 Heated Area: 758 HX Base Yr



862 NE COLDWATER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	18,856
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	2,782
TOTAL MARKET VALUE	22,038
SOH/AGL Deduction	0
ASSESSED VALUE	22,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,038
TOTAL JUST VALUE	22,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/166	9/20/2023	WD	U	I	11	100
GRANTOR: MOTTA SONIA A						
GRANTEE: MANUAD GROUP CORP						
1440/2417	6/15/2021	WD	Q	I	01	20,000
GRANTOR: JSS INVESTMENT GROUP						
GRANTEE: MOTTA SONIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S11 W10 S20 E10 N5 BAS= S5 E18 N5 W18$ E18 N26 $.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0100	C	SFR	0		*RSF	-353.00	105.00	5,565.00	SF		1.00	1.00	1.00	0.50	0.50	2,782							

REVIEW DATE 10/20/2015 BY DF Total Acres: 0.13 Total Land Value: 2,782 Market: 0 Agricultural: 0 Common: 2,782 PRINTED 11/21/2025 BY SYS