

MANZANARES JOEL
541 SE ROLLING HILLS DR
LAKE CITY, FL 32025-2877

00-00-00-13404-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03BELOW AVG. 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LAM/VNLPLK 100

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100 2 100

Bathrooms Frame Stories1.1.100

Architectural Units05CONV 100 0 100

Condition Adj Kitchen Adjus0303 100 0101 100

Quality0404

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC32317.1701.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS89610089661,222

FOP22430674,578

UOP19220382,597

TOTALS1,3121,00168,396

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,00193.8600105.12105,2251944198500035.0065.00

1 SINGLE FAM 0% - 2025Heated Area: 896HX Base Yr

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE68,396

TOTAL MARKET OB/XF VALUE1,050

TOTAL LAND VALUE - MARKET6,254

TOTAL MARKET VALUE75,700

SOH/AGL Deduction0

ASSESSED VALUE75,700

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE75,700

TOTAL JUST VALUE75,700

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE75,700

SAMPLE DIMENSIONS

24'8'24'32'26'32'28'8'28'

UOPBASFOP

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10060CARPORT F001528420.00UT2.502.501000031001,050

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0RSF-358.00113.006,583.00SF1.001.001.000.950.956,254

REVIEW DATE01/29/2025BYTPTotal Acres: 0.15Total Land Value: 6,254Market: 0Agricultural: 0Common: 6,254PRINTED 11/20/2025 BY SYS

COLUMBIA COUNTY PROPERTY PAGE 1 of 11

VALUATION SUMMARY

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

1519/21467/22/2024WDUII3930,000

GRANTOR: MEJIA MANUEL A

GRANTEE: MANZANARES JOEL

1454/94812/07/2021WDQII0162,000

GRANTOR: RIVERO ALONSO

GRANTEE: MEJIA MANUEL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N8 W24 S8 E24\$ W26 S32 FOP= S8 E28 N8 W28\$ E28 N32\$.