W1/2 OF SE1/4 EX .94 AC FOR ADD'
1345-2702 (PRCL# 69).

MANN DAVID M/MANN JOYCE A
3748 PLANTERS CREEK CIR E
JACKSONVILLE, FL 32224

2026

04-6S-17-09602-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	355,770
TOTAL MARKET VALUE	29,252
SOH/AGL Deduction	0
ASSESSED VALUE	29,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,252
TOTAL JUST VALUE	355,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1421/0142	9/30/2020	LE	U	V	14	100
GRANTOR: DAVID M & JOYCE A MAN						
GRANTEE: DAVID MANN & JOYCE						
1227/0349	12/20/2011	WD	U	V	11	100
GRANTOR: DAVID M MANN						
GRANTEE: DAVID M MANN & JOYC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	79.06	AC		1.00	1.00	1.00	370.00	370.00	29,252							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.06	AC		1.00	1.00	1.00	4,500.00	4,500.00	355,770							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 79.06 Total Land Value: 29,252 Market: 355,770 Agricultural: 29,252 Common: 0 PRINTED 11/07/2025 BY SYS