SE1/4 OF SE1/4.

PB 1211-2516, PR 1226-1061, PB 1

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

2026

05-6S-17-09603-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	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	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/05/2023 MLU
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	180,000
TOTAL MARKET VALUE	7,144
SOH/AGL Deduction	0
ASSESSED VALUE	7,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,144
TOTAL JUST VALUE	180,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,000

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 & JOYCE MANN						
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	281.00	281.00	6,744							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	25.00	25.00	400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	180,000							

REVIEW DATE 05/05/2023 BY MLU Total Acres: 40.00 Total Land Value: 7,144 Market: 180,000 Agricultural: 7,144 Common: 0 PRINTED 11/07/2025 BY SYS