

MCMANUS ROBERT F/MCMANUS DIANE C
231 SE GATOR LN
LAKE CITY, FL 32025-3041

09-4S-17-08301-018



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

3103VINYL SID 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

120514080304MODULAR MT 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Stories

3 100
2 100
1. 1. 100

Architectual Units Condition Adj Kitchen Adjus

010301CONV 100 0 100 03 03 100 01 01 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUMMKT AREA

06

NEIGHBORHOOD/LOC

9417.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,4041001,40439,054

TOTALS

1,4041,40439,054

MARKET ADJUSTMENTS

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

0800021,404115.900069.5497,6341998199800060.0040.00

2 MOBILE HME100% - 2000Heated Area: 1404HX Base Yr 2000

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUETAXABLE VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

39,0547,33015,47861,86214,34347,51925,00022,51961,862061,862

LAND:2:1: LOW AND WETXFOB:1:1: OLD HOUSE

PERMIT NUMDESCRIPTIONAMTISSUED

13626PUMP/UTPOL3002/11/1998

11168PUMP/UTPOL3005/20/1996

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSNSALE PRICE

0895/26471/27/2000WDQI030

GRANTOR: ROBERT MCMANUSGRANTEE: ROBERT & DIANE MCMA

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/10/2025MLU

EXTRA FEATURES

231 SE GATOR LN, LAKE CITY

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10190FPLC PF0100001.00UT1,200.001,200.001001993199331001,200

20166CONC, PAVMT010020441.00UT0.000.0010020122012310050

30060CARPORT F01001820360.00UT3.003.001002004200431001,080

49947Septic0100001.00UT3,000.003,000.0010031003,000

50030BARN, MT00001.00UT0.000.001002004200431002,000

LAND DESCRIPTION

TOTAL OB/XF7,330

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

10200CBLL HM100A-10.000.001.50AC1.001.001.0010,000.0010,000.0015,000

29630CSWAMP100A-10.000.004.78AC1.001.001.00100.00100.00478

REVIEW DATE04/11/2017BYBCTotal Acres: 6.28Total Land Value: 15,478Market: 0Agricultural: 0Common: 15,478PRINTED 11/21/2025 BY SYS