LOT 2 HEATHERWOOD S/D.
912-1991, 980-2659, 988-538, QC

WARD WILLIAM R/WARD LINDA M
685 SW MARION MANN TER
LAKE CITY, FL 32024

2026

09-6S-17-09630-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

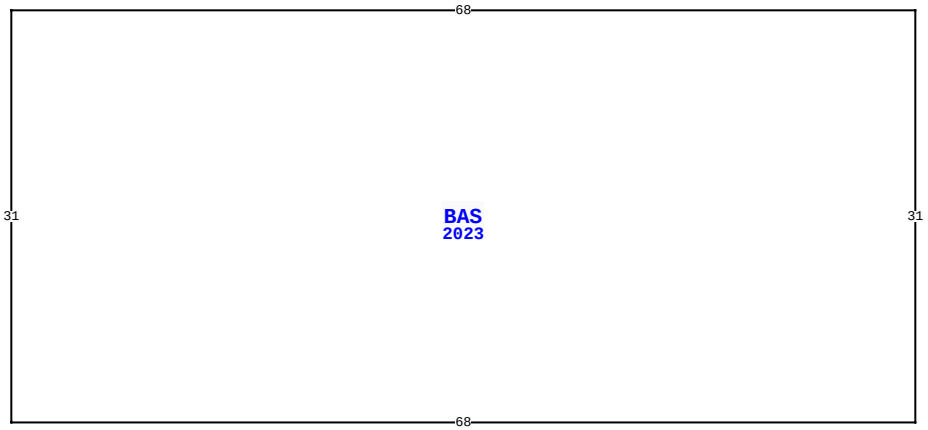
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2023	2,108	236,253
TOTALS	2,108			2,108	236,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	117.0000	120.51	254,035	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 0% - 2023 Heated Area: 2108 HX Base Yr



685 SW MARION MANN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	236,253
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	36,465
TOTAL MARKET VALUE	279,718
SOH/AGL Deduction	0
ASSESSED VALUE	279,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,718
TOTAL JUST VALUE	279,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042041	Mobile Home		12/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/832	11/17/2025	WD	Q	I	01	320,000
GRANTOR: SANTAW ASHTON GRAZIAN						
GRANTEE: WARD WILLIAM R						
1432/2539	3/19/2021	QC	U	V	11	100
GRANTOR: STONE DAMON						
GRANTEE: STONE ASHTON G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=12,25] E68 S31 W68 N31 $
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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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0					5.61	AC		1.00	1.00	0.65	10,000.00	6,500.00	36,465							

REVIEW DATE 06/01/2022 BY MLU Total Acres: 5.61 Total Land Value: 36,465 Market: 0 Agricultural: 0 Common: 36,465 PRINTED 11/20/2025 BY SYS