LOT 7 HEATHERWOOD S/D.
645-149, 655-590, QC 1301-757, W

LUTZ AMY E/LUTZ KENNETH II
477 SW MANNING PL
LAKE CITY, FL 32024

2026

09-6S-17-09630-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

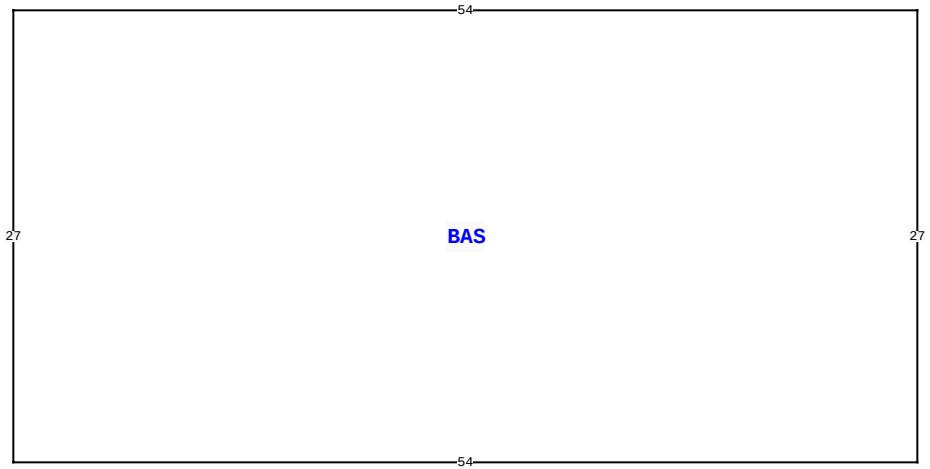
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,458	100		1,458	35,873
TOTALS	1,458			1,458	35,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	102.5100	61.51	89,682	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1458 HX Base Yr 2019



477 SW MANNING PL, LAKE CITY

BLD DATE	08/04/1998 MO	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		35,873
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		33,995
TOTAL MARKET VALUE		76,868
SOH/AGL Deduction		24,918
ASSESSED VALUE		51,950
TOTAL EXEMPTION VALUE	HX HB	26,950
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		76,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14267	M H	125	07/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1644	11/28/2018	WD	Q	I	01	45,000
GRANTOR: BARBARA J JANDT						
GRANTEE: AMY E & KENNETH R I						
1301/0757	8/12/2015	QC	U	V	11	100
GRANTOR: CYNTHIA LONG						
GRANTEE: BARBARA J JANDT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E54 N27$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	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	100			0.00	0.00	5.23	AC		1.00	1.00	0.65	10,000.00	6,500.00	33,995							

REVIEW DATE 10/05/2017 BY BC Total Acres: 5.23 Total Land Value: 33,995 Market: 0 Agricultural: 0 Common: 33,995 PRINTED 11/19/2025 BY SYS