

LOTS 9 & 10 HEATHERWOOD S/D.
720-84, 865-1033, 886-1047, QC 1

DAMICO DIANNE/BENNER PAULA
472 SW MANNING PL
LAKE CITY, FL 32024

2026

09-6S-17-09630-009



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		06	06		
DOR CODE		5000 IMPROVED AG			
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	1,038	100	2024	1,038	140,318
FOP	90	30	2024	27	3,650
FOP	96	30	2024	29	3,920
FSP	360	40	2024	144	19,466
TOTALS		1,584		1,238	167,355

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,238	123.1650	137.94	170,770	2023	2023	0	0	0	98.00
2 SINGLE FAM		100% - 2024		Heated Area: 1038				HX Base Yr 2024			
18 36 18 6 5 16 6 5 24 36 10 36 10 BAS 2024 FOP 2024 FSP 2024											
TOTALS											
1,584											

472 SW MANNING PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100
2	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100
3	0296	SHED METAL	0 100	20	24	1.00	UT	0.00	0.00	100	1993	1993	3	100
TOTAL OB/XF 6,700														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	6200	A	PASTURE 3	0		00	0.00	0.00	12.52	AC		1.00	1.00	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	12.52	AC		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 9,000.00														

REVIEW DATE 12/07/2023 BY JB Total Acres: 13.52 Total Land Value: 12,506 Market: 112,680 Agricultural: 3,506 Common: 9,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		167,355	
TOTAL MARKET OB/XF VALUE		6,700	
TOTAL LAND VALUE - MARKET		121,680	
TOTAL MARKET VALUE		186,561	
SOH/AGL Deduction		9,607	
ASSESSED VALUE		176,954	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		126,232	
TOTAL JUST VALUE		295,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045405	New Residential C	205,000	09/09/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1498/2059	9/08/2023	WD	U	I	11	100	
GRANTOR: BENNER PAULA							
GRANTEE: DAMICO DIANNE							
1463/357	3/31/2022	QC	U	I	11	100	
GRANTOR: DAMICO DIANE WAGNER							
GRANTEE: BENNER PAULA							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=80,10] W36 S18 E6 S5 W1 S6 E1 S5 E24 N16 E6 N18 \$														
FSP=[YR=2024;ORIG=44,44] E36 S10 W36 N10 \$														
FOP=[YR=2024;ORIG=74,28] E6 S16 W6 N16 \$														
FOP=[YR=2024;ORIG=50,28] W6 S16 E6 N5 W1 N6 E1 N5 \$														