

COLLIER VIRGINIA M
188 SW MANNING PL
LAKE CITY, FL 32024

09-6S-17-09630-028



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		32		HARDIE BRD 100		0100		01		1,279		115.8000		129.70		165,886		2002		2002		0		0		23.00		77.00		3													
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2003		Heated Area: 1196		HX Base Yr 2003														VALUATION BY													
Roof Cover		03		COMP SHNGL 100																												STANDARD											
Interior Wall		05		DRYWALL 100																												Tax Group: 3											
Interior Floo		14		CARPET 90																												Tax Dist:											
Interior Floo		08		SHT VINYL 10																												BUILDING MARKET VALUE											
Air Condition		03		CENTRAL 100																												127,732											
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET OB/XF VALUE											
Bedrooms				3 100																												400											
Bathrooms				2 100																												TOTAL LAND VALUE - MARKET											
Frame		02		WOOD FRAME 100																												56,500											
Stories		1.		1. 100																												TOTAL MARKET VALUE											
Architectual		05		CONV 100																												184,632											
Units				0 100																												SOH/AGL Deduction											
Condition Adj		03		03 100																												76,753											
Kitchen Adjus		01		01 100																												ASSESSED VALUE											
Quality		05		05																												107,879											
DOR CODE		0100		SINGLE FAMILY																												TOTAL EXEMPTION VALUE											
MAP NUM				MKT AREA																												HX HB WX SX											
NEIGHBORHOOD/LOC		9617.0100		1.00/																												105,722											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																						BASE TAXABLE VALUE											
BAS		1,196		100				1,196		119,443																						2,157											
FOP		276		30				83		8,289																						TOTAL JUST VALUE											
TOTALS		1,472						1,279		127,732																						184,632											
EXTRA FEATURES										188 SW MANNING PL, LAKE CITY										BLD DATE				LGL DATE		05/20/2024		MLU															
										XF DATE																																	
										INC DATE																																	
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		OB/XF MKT VALUE		NOTES											
1		0296		SHED METAL		0 100		8		10		80.00		UT		5.00		5.00		100		2002		2002		3		100		400													