LOT 18 CHIPDALE ESTATES.

809-2181, WD 1048-1093, WD 1147-

MANUEL SAMANTHIA R
1911 SW COUNTY ROAD 252B
LAKE CITY, FL 32024

2025

10-4S-16-02862-118

BUILDING CHARACTERISTICS

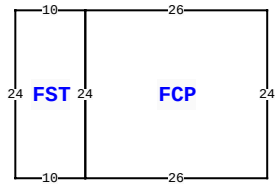
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.030	1.00/

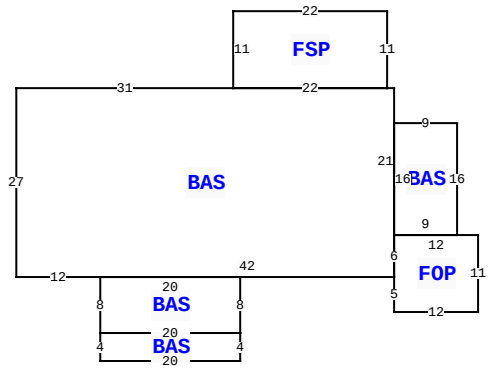
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	4,794
BAS	144	100		144	8,629
BAS	160	100		160	9,588
BAS	1,458	100		1,458	87,367
FCP	624	25		156	9,348
FOP	132	35		46	2,757
FSP	242	40		97	5,812
FST	240	55		132	7,910
TOTALS	3,080			2,273	136,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,273	115.9000	108.95	247,643	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2024 Heated Area: 1842 HX Base Yr 2024





1911 SW COUNTY ROAD 252B , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,204
TOTAL MARKET OB/XF VALUE		15,204
TOTAL LAND VALUE - MARKET		12,950
TOTAL MARKET VALUE		164,358
SOH/AGL Deduction		5,679
ASSESSED VALUE		158,679
TOTAL EXEMPTION VALUE	HX HB 13	158,679
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		164,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,207

SALE:1:1: LOT 18 CHIPDALE EST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048658	Swimming Pool and	57,000	11/15/2023
000047725	Swimming Pool and	97,053	07/24/2023
000045199	Roof Replacement	3,420	08/16/2022
29837	ADDN SFR	137	12/21/2011
8936	M H	100	10/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1200/2329	9/07/2010	QC	U	I	11	100
GRANTOR: WOODROW MANUEL JR						
GRANTEE: SAMANTHIA R MANUEL						
1173/0953	5/07/2009	QC	U	I	11	100
GRANTOR: SAMANTHIA DUNN (AKA S						
GRANTEE: SAMANTHIA R DUNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 E12 BAS= S8 BAS= S4 E20 N4 W20$ E20 N8 W20$ E42FOP= S5 E12 N11 W12 S6$ N6 BAS= E9 N16 W9 S16$ N21 W1 FSP= N11 W22 S11 E22 $ W22$ PTR= N30 FCP= N24 W26 FST= W10 S24 E10 N24$ S24 E26$ S30$.

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	0166	CONC,PAVMT	0	100	4	18	72.00	UT	2.00	2.00	100	0	0	3	100	144	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	18	10	180.00	UT	12.00	12.00	100	2007	2007	3	100	2,160	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 15,204

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.23 Total Land Value: 12,950 Market: 0 Agricultural: 0 Common: 12,950 PRINTED 07/17/2025 BY SYS