

LOT 1 MYRTIS ESTATES UNIT 2.
687-367 THRU 370, 921-2452, WD 1

MANNING JOSHUA D
168 SE CLARENCE CT
LAKE CITY, FL 32025

2026

11-5S-17-09208-201



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	11517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	36,875
UOP	144	25		36	878
USP	360	35		126	3,073
TOTALS	2,016			1,674	40,826

TOTALS		2, 016				1, 674		40,826	
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0294	SHED WOOD/	0	100	12	24			
2	0294	SHED WOOD/	0	100	11	24			
3	9945	Well/Sept	0	100	0	0			
4	0120	CLFENCE 4	0	100	0	0			
5	0190	FPLC PF	0	100	0	0			
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LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	310.00	703.00	5.18	AC	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	101.6100	60.97	102,064	1989	1989	0	0	0	60.00	40.00
1 MOBILE HME 100% - 2025 Heated Area: 1512 HX Base Yr 2025												
USP BAS UOP												
168 SE CLARENCE CT, LAKE CITY												

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

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		40,826	
TOTAL MARKET OB/XF VALUE		9,342	
TOTAL LAND VALUE - MARKET		51,800	
TOTAL MARKET VALUE		101,968	
SOH/AGL Deduction		0	
ASSESSED VALUE		101,968	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		51,246	
TOTAL JUST VALUE		101,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		101,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044738	Roof Replacement	12,911	06/22/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1512/451	4/05/2024	WD	Q	I	01	119,000	
GRANTOR: JACKSON ELLIOT							
GRANTEE: MANNING JOSHUA D							
1505/1531	12/27/2023	PB	U	I	18	0	
GRANTOR: JACKSON SIDNEY D							
GRANTEE: JACKSON ELLIOT							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W26 USP= N12 W30 S12 E30\$ W30 S27 E28 UOP= S8 E18 N8 W18\$ E28 N27\$.															