LOT 22 BROTHERS WELCOME AIRPARK.
711-181, 763-926, 797-2025

MCMANUS WILLIAM/MCMANUS SHIRLEY
190 SW LOCKHEED LN
LAKE CITY, FL 32025

2026

12-4S-16-02935-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

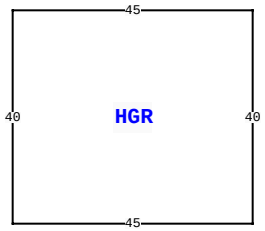
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.010	1.00/

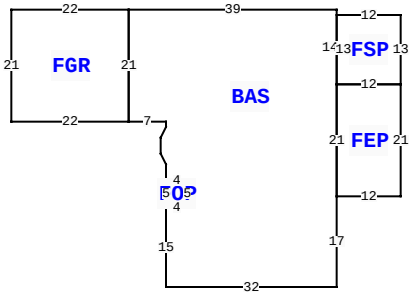
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100		1,796	172,619
FEP	252	80		202	19,415
FGR	462	55		254	24,413
FOP	20	30		6	577
FSP	156	40		62	5,959
HGR	1,800	45		810	77,852
TOTALS	4,486			3,130	300,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,130	120.8640	135.37	423,708	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1796 HX Base Yr 1997





190 SW LOCKHEED LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,833
TOTAL MARKET OB/XF VALUE		4,340
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		340,173
SOH/AGL Deduction		123,443
ASSESSED VALUE		216,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,008
TOTAL JUST VALUE		340,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,410

PRMT:3:1: AIRPLANE HANGER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12575	GARAGE	100	05/28/1997
11367	SFR	285	07/02/1996
10826	PUMP/UTPOL	30	02/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/2025	10/29/1994	WD	U	V	12	27,000
GRANTOR:PAUL A & ELIZABETH M						
GRANTEE:WILLIAM & SHIRLEY M						
0763/0926	8/05/1992	WD	Q	V		22,000
GRANTOR:E C SCHNEERER						
GRANTEE:PAUL KALASHIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FGR= W22 S21 E22 N21$ S21 E7 S1 L1 D2 S3 D2 R1 S3 FOP= S5 E4 N5 W4 $ E4 S5 W4 S15 E32 N17 FEP= E12 N21 W12 S21$ N21 FSP= E12 N13W12 S13$ N14$ PTR= N30 HGR= N40 W45 S40 E45$ 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	0	0	1,373.00	UT	1.50	1.50	100	1996	1996	3	100	2,060	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0262	PRCH,FOP	0	100	8	15	120.00	UT	12.00	12.00	75	2009	2009	3	75	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,340

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/01/2023 BY JB Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS