LOTS 1, 2 & 3 BLOCK G SPRINGFIEL
670-603, 722-415, 812-996, 937-2

MANZANERES JOEL A
541 SE ROLLING HILLS DR
LAKE CITY, FL 32025

2026

20-3S-17-05417-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

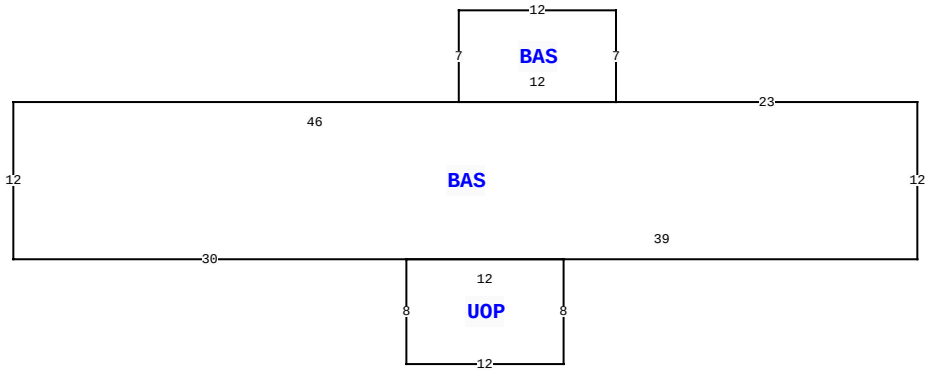
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	980
BAS	828	100		828	9,658
UOP	96	25		24	280
TOTALS	1,008			936	10,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	936	48.6000	29.16	27,294	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 912 HX Base Yr



196 NW QUINTEN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10,918
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	5,631
TOTAL MARKET VALUE	23,549
SOH/AGL Deduction	1,457
ASSESSED VALUE	22,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,092
TOTAL JUST VALUE	23,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,549

XFOB:1:1: BRADF MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053786	Mobile Home		08/05/2025
000053422	Right-of-Way Acce		06/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/0041	4/19/2010	WD	Q	I	01	12,000
GRANTOR: 4 MILE BRANCH PROPERT						
GRANTEE: JOEL A MANZANERES						
1105/2336	12/12/2006	WD	Q	I		15,000
GRANTOR: CINDY JENKINS DANIELS						
GRANTEE: 4 MILE BRANCH PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N7 W12 S7 E12$W46 S12 E30 UOP= S8 E12 N8 W12$ E39 N12$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		00	0.00	0.00	7,508.00	SF		1.00	1.00	1.50	0.50	0.75	5,631							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.17 Total Land Value: 5,631 Market: 0 Agricultural: 0 Common: 5,631 PRINTED 11/07/2025 BY SYS