THE S 253.84 FT OF W 991.23 FT O
FT OF SE1/4. (AKA PRCL #6 ON HAR

MCKENNEY STEPHEN/MCKENNEY FELECIA
803 SW HARTFORD WAY
LAKE CITY, FL 32024

2026

23-5S-15-00467-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

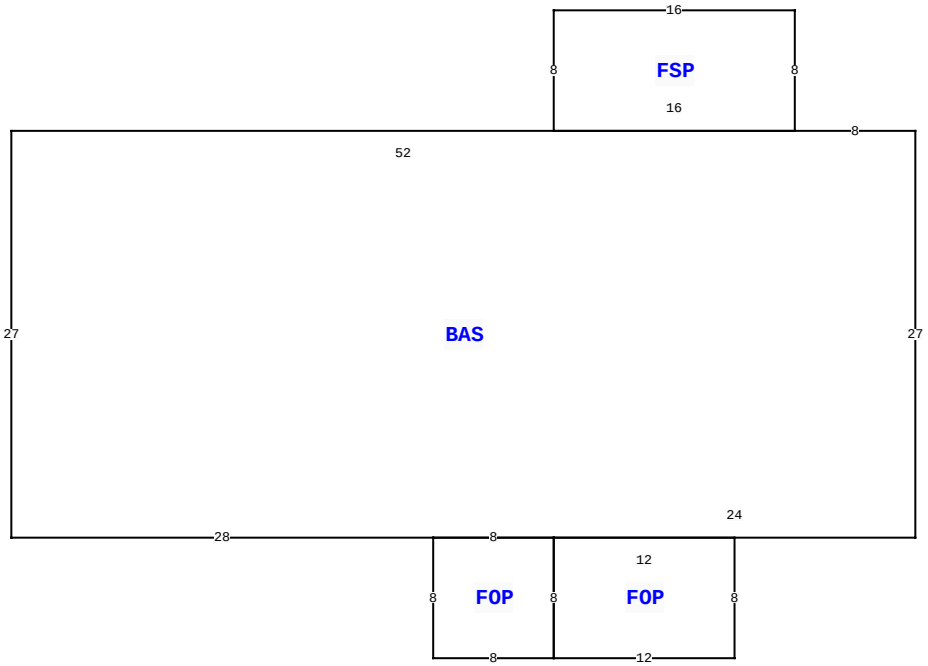
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	103,997
FOP	64	35		22	1,412
FOP	96	35		34	2,182
FSP	128	40		51	3,274
TOTALS	1,908			1,727	110,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,727	117.9000	116.72	201,575	1998	1998	0	0	0	45.00	55.00

2 MANUF 2 100% - 2021 Heated Area: 1620 HX Base Yr 2021



803 SW HARTFORD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,866
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		57,800
TOTAL MARKET VALUE		178,066
SOH/AGL Deduction		75,092
ASSESSED VALUE		102,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,252
TOTAL JUST VALUE		178,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13109	M H	125	09/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/0851	3/17/2020	WD	Q	I	01	117,000
GRANTOR: ELIZABETH PARKER-MANS						
GRANTEE: STEPHEN & FELECIA M						
1306/2383	12/29/2015	WD	U	I	30	100
GRANTOR: ROBERT H MANSON SR &						
GRANTEE: ELIZABETH PARKER-MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N8 W16 S8 E16$ W52 S27 E28 FOP= S8 E8 N8 W8$
E8FOP= S8 E12 N8 W12 $ E24 N27$.

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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,800							

REVIEW DATE 07/21/2016 BY DF Total Acres: 5.78 Total Land Value: 57,800 Market: 0 Agricultural: 0 Common: 57,800 PRINTED 11/07/2025 BY SYS