

MANNING MAXCILE/MANNING CALVIN J
P O BOX 247
LAKE CITY, FL 32056-0247

26-3S-17-05571-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		03		BELOW AVG. 100		0800		02		1,488		73.6290		44.18		65,740		1972		1972		0		0		0		60.00		40.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		MOBILE HME		100%		2014				Heated Area: 1488												HX Base Yr 2014		Tax Group: 3					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					26,296				
Interior Wall		04		PLYWOOD 100																												TOTAL MARKET OB/XF VALUE					7,900				
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					9,310				
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					43,506				
Air Condition		02		WINDOW 100																												SOH/AGL Deduction					17,769				
Heating Type		02		CONVECTION 100																												ASSESSED VALUE					25,737				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 25,000				
Bathrooms				2 100																												BASE TAXABLE VALUE					737				
Stories		1.		1. 100																												TOTAL JUST VALUE					43,506				
Architectual		01		CONV 100																												NCON VALUE					0				
Units		02		02 100																												INCOME VALUE									
Condition Adj		01		01 100																												PREVIOUS YEAR MKT VALUE					43,506				
Kitchen Adjus																																XFOB:1:1: GALAXIE MH									
Quality		03		03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																	04				
NEIGHBORHOOD/LOC		1317.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		744		100				744		13,148																															
BAS		744		100				744		13,148																															
TOTALS		1,488						1,488		26,296																															
EXTRA FEATURES										379 NE OKINAWA ST, LAKE CITY										BLD DATE										LGL DATE											
																				XF DATE										LAND DATE											
																				INC DATE										AG DATE											
L N		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		0296		SHED METAL		0 100		0 0		1.00		UT 0.00				0.00		100		2012		2012		3		100		600													
2		0252		LEAN-TO W/		0 100		0 0		1.00		UT 0.00				0.00		100		2015		2015		3		100		200													
3		9945		Well/Sept		0 100		0 0		1.00		UT 7,000.00				7,000.00		100						3		100		7,000													
4		0261		PRCH, UOP		0 100		0 0		1.00		UT 0.00				0.00		100		2015		2015		3		100		100													