LOTS 1 & 2 BLOCK 9 CAROLYN HEIGH
THE S 25 FT OF TULIP STREET THAT
CLOSED DESC IN ORB 1288-125.

LENOIR ODELL ANDERSON/LENOIR GARRY
130 NE MANNON CT
LAKE CITY, FL 32055

2026

28-3S-17-05786-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

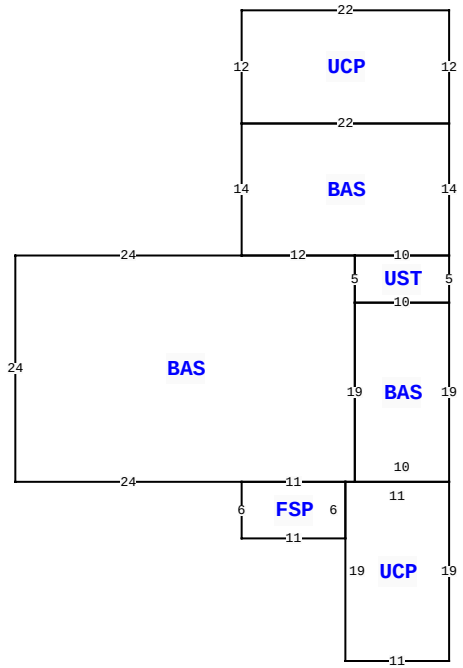
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	12,282
BAS	308	100		308	19,909
BAS	864	100		864	55,850
FSP	66	40		26	1,681
UCP	209	20		42	2,715
UCP	264	20		53	3,426
UST	50	45		22	1,422
TOTALS	1,951			1,505	97,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	104.9400	117.53	176,883	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1362 HX Base Yr



130 NE MANNON CT, 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		97,286
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		19,320
TOTAL MARKET VALUE		118,006
SOH/AGL Deduction		58,515
ASSESSED VALUE		59,491
TOTAL EXEMPTION VALUE	HX HB	34,491
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053329	Electrical Servic		06/05/2025
000047005	Solar Power Syste	35,171	04/19/2023
000046294	Solar Power Syste	43,810	01/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1914	4/04/2023	QC	U	I	11	0
GRANTOR: ANDERSON ODELL						
GRANTEE: LENOIR ODELL ANDERS						
1320/2253	8/22/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PAUL						
GRANTEE: ODELL L ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E24 FSP= S6 E11N6 W11$ E11 UCP= S19 E11 N19 W11$ E1 BAS= E10 N19 W10 S19$N19 UST= E10 N5 W10 S5$ N5 BAS= E10 N14 UCP= N12 W22 S12 E22$ W22 S14E12$ W12$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0100	C	SFR	100			0.00	0.00	2.00	LT		1.00	1.00	1.15	8,400.00	9,660.00	19,320							

REVIEW DATE 06/17/2025 BY tommy Total Acres: 0.47 Total Land Value: 19,320 Market: 0 Agricultural: 0 Common: 19,320 PRINTED 11/18/2025 BY SYS