

BEG NE COR OF NW1/4 OF SE1/4,
RUN S 210 FT, W 210 FT, N 210
FT, E 210 FT TO POB.

MCMANUS R FRANK/MCMANUS JOANNA
580 SW HILLCREST ST
LAKE CITY, FL 32055

2026

28-4S-17-08840-001



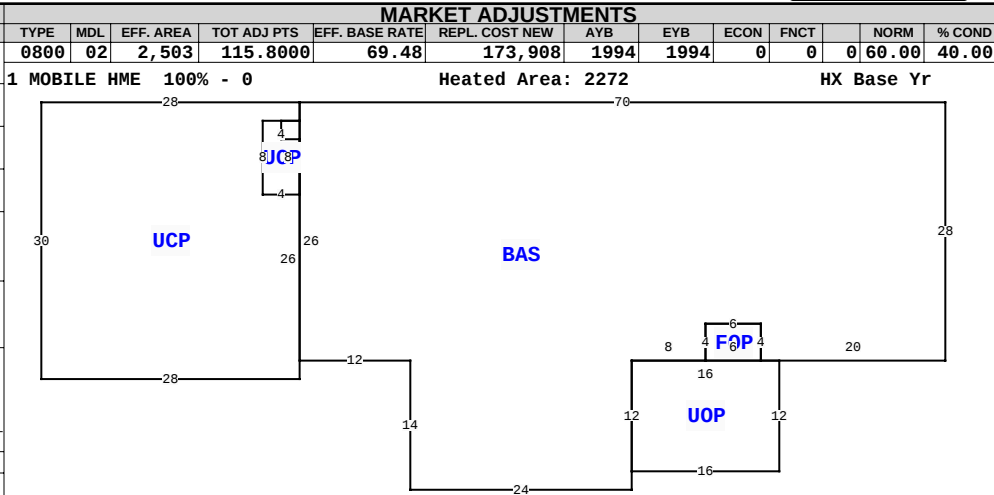
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		02
NEIGHBORHOOD/LOC	28417.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100		2,272	63,144
FOP	24	35		8	222
UCP	836	20		167	4,641
UOP	32	25		8	222
UOP	192	25		48	1,334
TOTALS	3,356			2,503	69,563

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

580 SW HILLCREST ST, LAKE CITY

TOTAL OB/XF											
8,700											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		69,563	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		92,263	
SOH/AGL Deduction		39,899	
ASSESSED VALUE		52,364	
TOTAL EXEMPTION VALUE		HX HB 27,364	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		92,263	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		92,263	

XF0B:1:1: FIESTA MH			
BLDG:1:1: PALM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8362	M H	125	05/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS= W70 UCP= W28 S30 E28 N26 W2 N2 E2 N2S S2 UOP= W4 S8 E4 N8S S26 E12 S14 E24 N2 UOP= E16 N12 W16 S12S N12 E8 FOP= E6 N4 W6 S4S N4 E6 S4 E20 N28S.						