

BEG NE COR OF W1/2 OF SE1/4 OF S
1390.84 FT TO RD R/W, SE ALONG R
1255.56 FT, N 164.65 FT TO POB.

MANDY KEITH/MANDY JULIE
1275 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

36-2S-15-00119-001



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		01
NEIGHBORHOOD/LOC	36215.00	1.00/

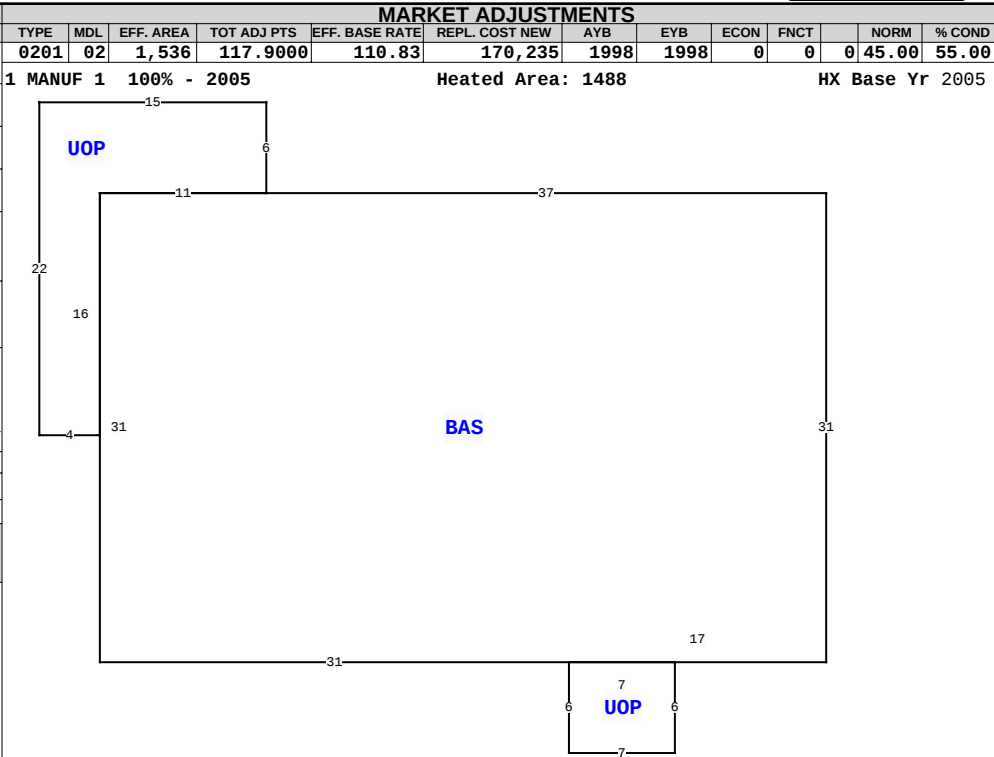
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	90,703
UOP	42	25		10	609
UOP	154	25		38	2,317

TOTALS	1,684			1,536	93,629
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00

REVIEW DATE	01/03/2023	BY	JD
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1273 NW LOWER SPRINGS RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													7,850	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
A-1	0.00	0.00	5.00	AC		1.00	1.00	0.85	11,000.00	9,350.00				

Total Acres: 5.00	Total Land Value: 46,750	Market: 0	Agricultural: 0	Common: 46,750
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				93,629	
TOTAL MARKET OB/XF VALUE				7,850	
TOTAL LAND VALUE - MARKET				46,750	
TOTAL MARKET VALUE				148,229	
SOH/AGL Deduction				82,878	
ASSESSED VALUE				65,351	
TOTAL EXEMPTION VALUE		HX HB		40,351	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				148,229	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				148,229	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36288	M H	600	02/05/2018
18531	M H	125	07/20/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1025/1518	9/01/2004	WD	Q	I		79,500	
GRANTOR: MICHAEL L & GWEN MCCA							
GRANTEE: KEITH & JULIE MANDY							
1009/0143	3/05/2004	WD	Q	V		15,000	
GRANTOR: NORTON HOME IMPROVEME							
GRANTEE: MICHAEL L & GWEN MC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W37 UOP= N6 W15 S22 E4 N16 E11\$ W11 S31 E31 UOP= S6 E7 N6 W7\$ E17 N31\$.									