LOT 5 BLOCK 2 LAKE FOREST S/D UN

ORB 663-392, 842-1814, (DC WILLI

MANN JEAN C & ALBA JEAN
CASON MANN AS TRUSTEE, 768 SW VALLEY WAY
LAKE CITY, FL 32025

2027

00-00-00-07881-000

BUILDING CHARACTERISTICS

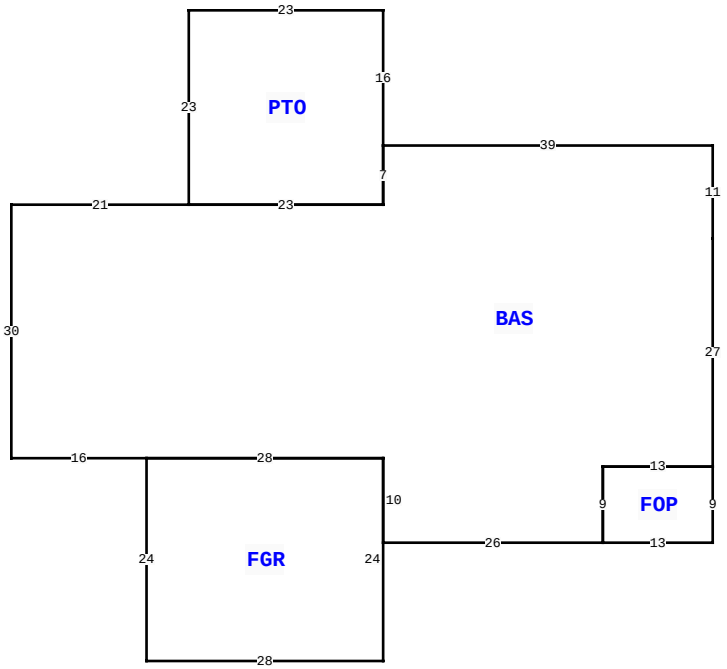
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,036	100		3,036	258,594
FGR	672	55		370	31,515
FOP	117	30		35	2,981
PTO	529	5		26	2,215
TOTALS	4,354			3,467	295,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,467	119.1300	131.04	454,316	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 3036 HX Base Yr 1998



768 SW VALLEY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		295,305
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		336,105
SOH/AGL Deduction		114,590
ASSESSED VALUE		221,515
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		165,104
TOTAL JUST VALUE		336,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,491

LAND:1:1: 79.3 X 244 + 27,450 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000332	SFR	125	11/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0444	2/09/2016	WD	U	I	30	100
GRANTOR: JEAN C MANN (SUBJECT						
GRANTEE: ALBA JEAN CASON MAN						
0842/1814	7/23/1997	WD	Q	I		230,000
GRANTOR: RANDOLPH						
GRANTEE: MANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S30 E16 FGR= S24 E28 N24 W28$ E28 S10 E26 FOP= E13 N9 W13 S9$ N9 E13 N27 N11 W39 PTO= N16 W23 S23 E23 N7$ S7 W23$.

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	0	0	3	100	3,800	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	0133	C	SFR LAKE	100		*RSF	-279.00	244.00	100.00	FF		1.00	1.00	1.75	200.00	350.00	35,000							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.44 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS