

E DIV: LOT 12 BLOCK 2 OAK PARK S  
SE COR LOT 1 BLOCK 2, W 114.92 F  
2 BLOCK 2, RUN E'LY 114.91 FT TO

MANZANARES JOEL  
541 SE ROLLING HILLS DR  
LAKE CITY, FL 32025-2877

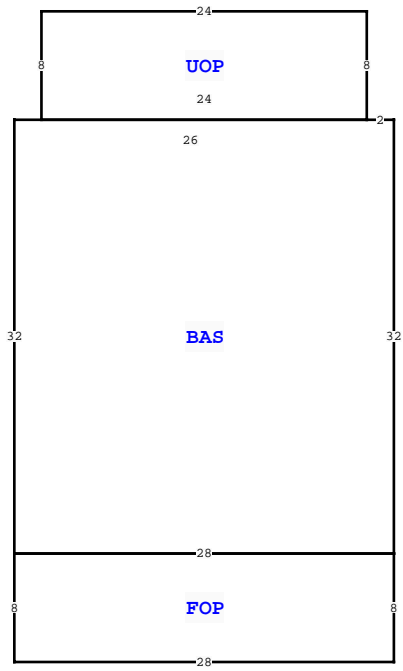
2026

00-00-00-13404-000



ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floo	13		LAM/VNLPLK 100
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			2 100
Bathrooms			1 100
Frame			N/A 100
Stories	1.		1. 100
Architectual	05		CONV 100
Units			0 100
Condition Adj	03		03 100
Kitchen Adjus	01		01 100
Quality	04	04	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.170 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	896	100	
FOP	224	30	
UOP	192	20	
TOTALS	1,312		1,001

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,001	93.8600	105.12	105,225	1944	1985		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 896 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		68,396	
TOTAL MARKET OB/XF VALUE		1,050	
TOTAL LAND VALUE - MARKET		9,874	
TOTAL MARKET VALUE		79,320	
SOH/AGL Deduction		0	
ASSESSED VALUE		79,320	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		79,320	
TOTAL JUST VALUE		79,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2146	7/22/2024	WD	U	I	39	30,000
GRANTOR: MEJIA MANUEL A						
GRANTEE: MANZANARES JOEL						
1454/948	12/07/2021	WD	Q	I	01	62,000
GRANTOR: RIVERO ALONSO						
GRANTEE: MEJIA MANUEL A						

EXTRA FEATURES		645 SE PUTNAM ST, LAKE CITY																			
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	0060	CARPORT F	0	0	15	28		420.00	UT	2.50				2.50	100	0	0	3	100	1,050	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/12/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 UOP= N8 W24 S8 E24\$ W26 S32 FOP= S8 E28 N8 W28\$ E28 N32\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		*RSF-	358.00	113.00	6,583.00	SF		1.00	1.00	1.00	1.50	1.50	9,874							