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

2027

00-00-00-13404-000

BUILDING CHARACTERISTICS

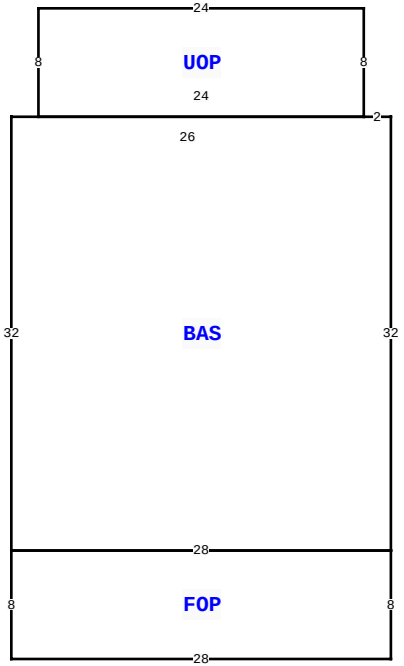
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	60,133
FOP	224	30		67	4,497
UOP	192	20		38	2,551
TOTALS	1,312			1,001	67,179

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	103.25	103,353	1944	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 896 HX Base Yr



645 SE PUTNAM ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	67,179
TOTAL MARKET OB/XF VALUE	1,050
TOTAL LAND VALUE - MARKET	9,874
TOTAL MARKET VALUE	78,103
SOH/AGL Deduction	0
ASSESSED VALUE	78,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,103
TOTAL JUST VALUE	78,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,320

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0060	CARPORT F	0	0	15	28	420.00	UT	2.50	2.50	100	0	0	3	100	1,050	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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	0		*RSF	-358.00	113.00	6,583.00	SF		1.00	1.00	1.00	1.50	1.50	9,874							

REVIEW DATE 01/29/2025 BY TP Total Acres: 0.15 Total Land Value: 9,874 Market: 0 Agricultural: 0 Common: 9,874 PRINTED 11/17/2026 BY SYS