LOT 12 UNIT 1 CARTER ACRES S/D.
473-456, QC 1446-2724, WD 1455-2

MANN TIMOTHY LEE/MANN GAIL MARIE
289 NW ADRIENNE GLN
LAKE CITY, FL 32055

2027

01-3S-16-01910-013

BUILDING CHARACTERISTICS

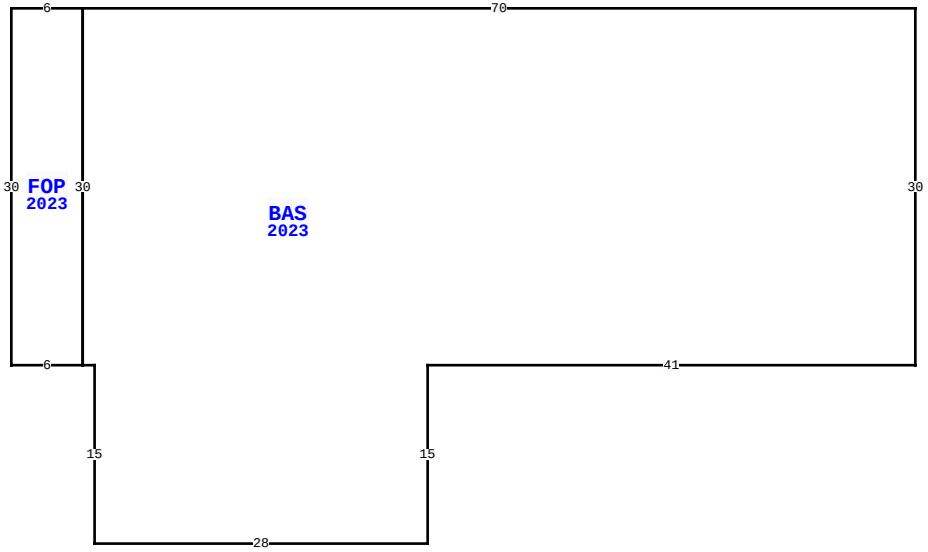
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2023	2,520	291,302
FOP	180	35	2023	63	7,283
TOTALS	2,700			2,583	298,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,583	117.0000	121.68	314,299	2022	2022	0	0	0	5.00	95.00

1 MANUF 4 100% - 2023 Heated Area: 2520 HX Base Yr 2023



289 NW ADRIENNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	298,584
TOTAL MARKET OB/XF VALUE	17,000
TOTAL LAND VALUE - MARKET	56,250
TOTAL MARKET VALUE	371,834
SOH/AGL Deduction	63,646
ASSESSED VALUE	308,188
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	256,777
TOTAL JUST VALUE	371,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056888	Mobile Home		10/29/2026
000044352	Mobile Home		05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2648	10/15/2026	WD	Q	I	01	140,000
GRANTOR: STANGE DANIELLE RENEE						
GRANTEE: MANN TIMOTHY LEE						
1549/1188	9/07/2025	QC	U	I	11	100
GRANTOR: DOUYLLIEZ JUSTIN LEON						
GRANTEE: DOUYLLIEZ DANIELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] W70 S30 E1 S15 E28 N15 E41 N30 $
FOP=[YR=2023;ORIG=-16,10] E6 S30 W6 N30 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0030	BARN,MT	0	100	30	20	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	6.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	56,250							

REVIEW DATE 06/21/2023 BY KS Total Acres: 6.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 11/17/2026 BY SYS