

LOT 7 BLK 3 WILSON SPRINGS COMMU
 1-B: COMM AT NE COR OF SE1/4 OF
 1218.72 FT, CONT SOUTH 967.53 FT

MANNING JACKIE R
 5991 CHESTER AVE, STE 109
 JACKSONVILLE, FL 32217

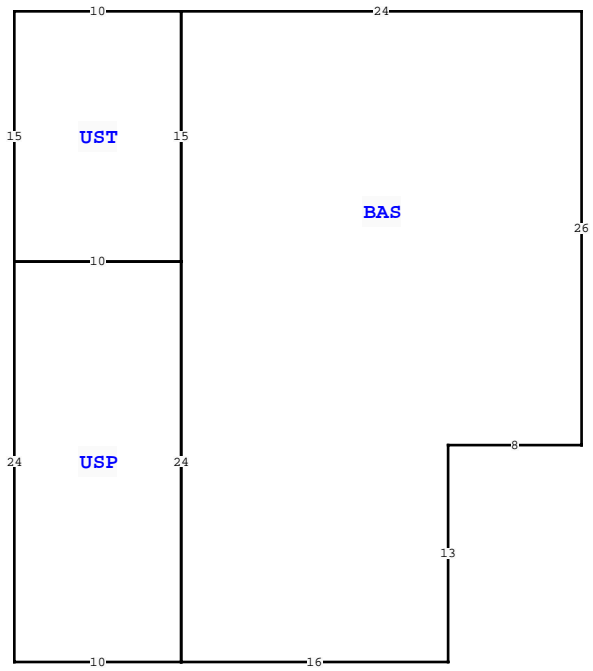
2026

01-7S-15-04149-307



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	06	BD/BATTEN	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	08	SHT VINYL	50		
Interior Floo	09	PINE WOOD	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		1	100		
Bathrooms		1	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	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	6716.0400	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	55,843
USP	240	35		84	5,638
UST	150	45		68	4,564
TOTALS	1,222			984	66,045

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 832						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		66,045	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		86,045	
SOH/AGL Deduction		0	
ASSESSED VALUE		86,045	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		86,045	
TOTAL JUST VALUE		86,045	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		78,545	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042355	Electrical Servic	0	07/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/22	12/11/2025	QC	U	I	11	100
GRANTOR: HARRISON DAVID S						
GRANTEE: MANNING JACKIE R						
1423/2347	11/10/2020	WD	Q	I	01	80,000
GRANTOR: DOUGLAS M SASSER						
GRANTEE: DAVID S HARRISON &						

EXTRA FEATURES																
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
214 SW MONUMENT LN, FORT WHITE																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W24 UST= W10 S15 E10 N15\$ S15 USP= W10 S24 E10 N24\$ S24 E16 N13 E8 N26\$.																

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	40,000.00	20,000.00	20,000							