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

BUILDING CHARACTERISTICS

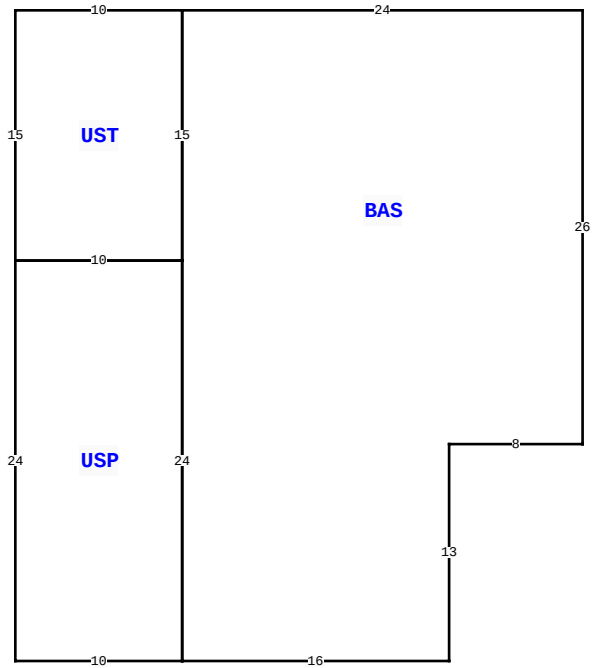
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	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
0100	01	984	92.1960	103.26	101,608	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 832 HX Base Yr



214 SW MONUMENT LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,045
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	78,545
SOH/AGL Deduction	0
ASSESSED VALUE	78,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,545
TOTAL JUST VALUE	78,545
NCON VALUE	0
INCOME VALUE	
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 &						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	25,000.00	12,500.00	12,500							

REVIEW DATE 07/30/2021 BY JB Total Acres: 2.18 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 03/26/2026 BY SYS