

BEG NW COR OF NEL/4 OF SE1/4, RU
S 254 FT, W 315 FT, N 254 FT TO
NW COR OF NEL/4 OF SE1/4, RUN E

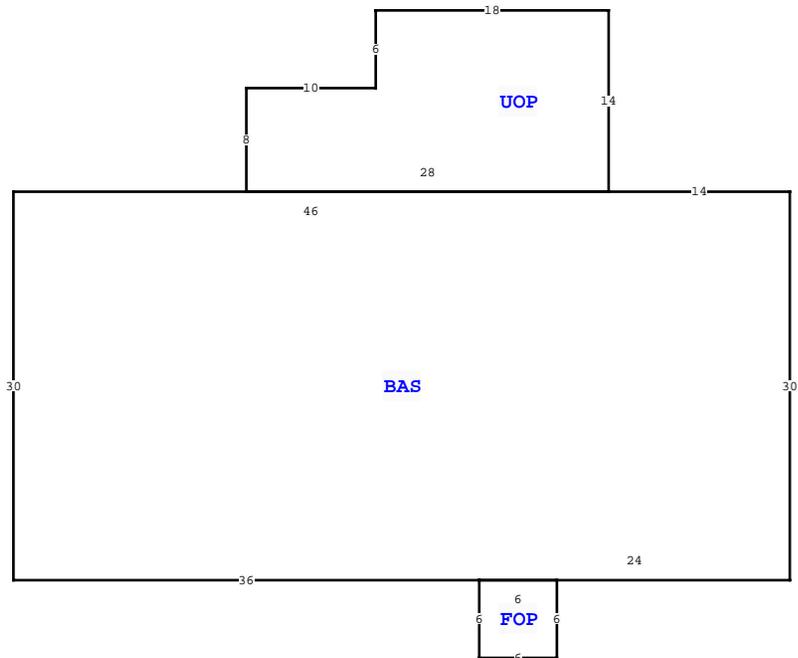
MANZANARES JOEL A/BENITEZ BERTA ALICIA
541 SE ROLLING HILLS DR
LAKE CITY, FL 32025-2877

2026

02-6S-17-09553-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
FOP	36	30	
UOP	332	20	
TOTALS	2,168		
		1,877	172,478

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,877	107.4760	122.52	229,970	2000	2000	0	0	25.00	75.00		
2 SINGLE FAM 100% - 2013 Heated Area: 1800 HX Base Yr 2013													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	172,478			
TOTAL MARKET OB/XF VALUE	2,250			
TOTAL LAND VALUE - MARKET	40,880			
TOTAL MARKET VALUE	215,608			
SOH/AGL Deduction	75,188			
ASSESSED VALUE	140,420			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	89,009			
TOTAL JUST VALUE	215,608			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	214,840			
XFOB:1:1: CONCORD MH				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17405	SFR	295	09/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1162	11/26/2012	FJ U	I	I	18	0
GRANTOR: CLERK OF COURT (THE B						
GRANTEE: JOEL A MANZANARES &						
1198/0067	7/07/2010	CT U	I	I	11	100
GRANTOR: CLERK OF COURT (MANZAN						
GRANTEE: THE BANK OF NEW YOR						

EXTRA FEATURES		541 SE ROLLING HILLS DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100
3	0296	SHED METAL	0 100
4	0070	CARPORT UF	0 100

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	0166	CONC, PAVMT	0	100	0	0	0		500.00	UT	1.50			3	100	750
2	0296	SHED METAL	0	100	0	0	0		1.00	UT	0.00			3	100	700
3	0296	SHED METAL	0	100	0	0	0		1.00	UT	0.00			3	100	500
4	0070	CARPORT UF	0	100	0	0	0		1.00	UT	0.00			3	100	300
TOTAL OB/XF 2,250																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W14 UOP= N14 W18 S6 W10 S8 E28\$ W46 S30 E36 FOP= S6 E6 N6 W6\$ E24 N30\$.													

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	100		A-1	0.00	0.00	1.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,800							
2	0000	C	VAC RES	100		00	0.00	0.00	1.22	AC		1.00	1.00	1.00	14,000.00	14,000.00	17,080							