BEG NW COR OF NE1/4 OF SE1/4, RU
S 254 FT, W 315 FT, N 254 FT TO
NW COR OF NE1/4 OF SE1/4, RUN E

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

2027

02-6S-17-09553-003

BUILDING CHARACTERISTICS

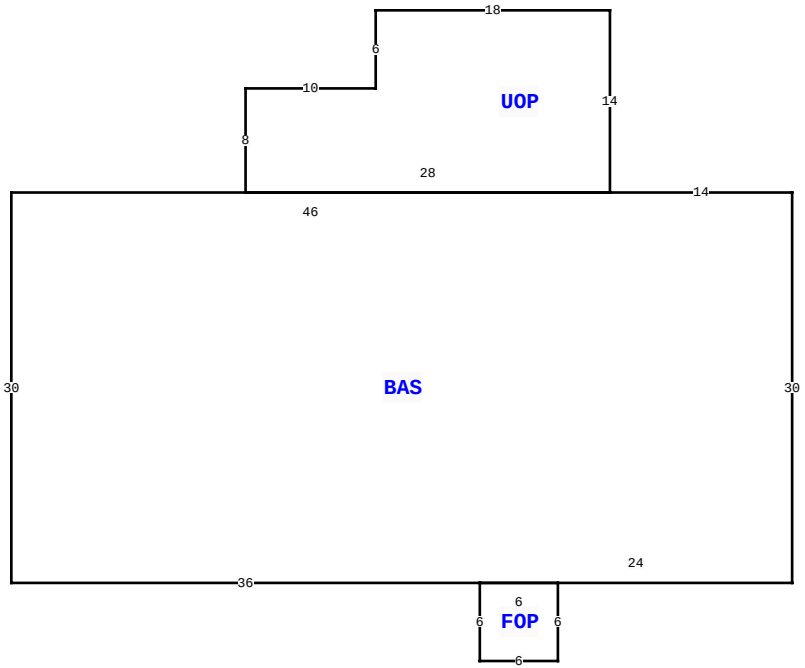
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	159,597
FOP	36	30		11	975
UOP	332	20		66	5,852
TOTALS	2,168			1,877	166,424

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	118.22	221,899	2000	2000	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2013 Heated Area: 1800 HX Base Yr 2013



541 SE ROLLING HILLS DR, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	500.00	UT	1.50	1.50	100	2000	2000	3	100	750	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,424
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		40,880
TOTAL MARKET VALUE		209,554
SOH/AGL Deduction		64,921
ASSESSED VALUE		144,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,222
TOTAL JUST VALUE		209,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,580

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	18	0
GRANTOR: CLERK OF COURT (THE B						
GRANTEE: JOEL A MANZANARES &						
1198/0067	7/07/2010	CT	U	I	11	100
GRANTOR: CLERK OF COURT(MANZAN						
GRANTEE: THE BANK OF NEW YOR						

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

TOTAL OB/XF 2,250

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	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							

REVIEW DATE 09/27/2017 BY DF Total Acres: 2.92 Total Land Value: 40,880 Market: 0 Agricultural: 0 Common: 40,880 PRINTED 11/17/2026 BY SYS