LOT 14 BLOCK 2 WILSON SPRINGS CO
COMM NW COR OF SW1/4, RUN S 2186
R/W OF SW MEMORIAL DR FOR POB, R

MANN ROY HAROLD JR LIVING TRUST DATED DECEMBER 20,
457 NW LONA LOOP
LAKE CITY, FL 32055

2027

06-7S-16-04149-214

BUILDING CHARACTERISTICS

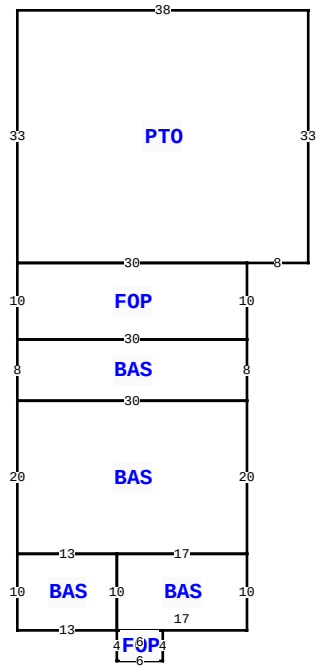
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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	05	05
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	130	100		130	9,109
BAS	170	100		170	11,912
BAS	240	100		240	16,817
BAS	600	100		600	42,042
FOP	24	30		7	491
FOP	300	30		90	6,306
PTO	1,254	5		63	4,414
TOTALS	2,718			1,300	91,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	98.0000	107.80	140,100	1954	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1140 HX Base Yr



486 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	91,091
TOTAL MARKET OB/XF VALUE	5,327
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	141,418
SOH/AGL Deduction	0
ASSESSED VALUE	141,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,418
TOTAL JUST VALUE	141,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048956	Remodel	17,230	01/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/402	12/20/2022	WD	U	I	30	22,600
GRANTOR: MANN ROY HAROLD JR						
GRANTEE: MANN ROY HAROLD JR						
1190/0370	3/05/2010	WD	Q	I	01	120,000
GRANTOR: BETTY L BAILEY						
GRANTEE: HAROLD JR & FRANCES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[ORIG=0,0] E8 N33 W38 S33 E30 $
BAS=[ORIG=-30,18] S20 E13 E17 N20 W30 $
FOP=[ORIG=0,0] W30 S10 E30 N10 $
BAS=[ORIG=-30,10] S8 E30 N8 W30 $
BAS=[ORIG=-17,38] S10 E17 N10 W17 $
BAS=[ORIG=-30,38] S10 E13 N10 W13 $
FOP=[ORIG=-17,48] S4 E6 N4 W6 $
.

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	0070	CARPORT UF	0	0	11	20	220.00	UT	2.00	2.00	100	2001	2001	3	100	440	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,548	
3	0060	CARPORT F	0	0	18	35	630.00	UT	1.50	1.50	100	2001	2001	3	100	945	
4	0060	CARPORT F	0	0	18	22	396.00	UT	1.50	1.50	100	2001	2001	3	100	594	
5	0297	SHED CONCR	0	0	15	20	300.00	UT	2.00	2.00	100	2001	2001	3	100	600	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,327

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.25	20,000.00	45,000.00	45,000							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.46 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS