COMM AT SW COR OF SE1/4 OF SW1/4
FT E 210.0 FT FOR POB, RUN N 358
762.09 FT S 358.03 FT W 764.90 F

MCMANUS ROBERT F/MCMANUS DIANE C
231 SE GATOR LN
LAKE CITY, FL 32025-3041

2027

09-4S-17-08301-018

BUILDING CHARACTERISTICS

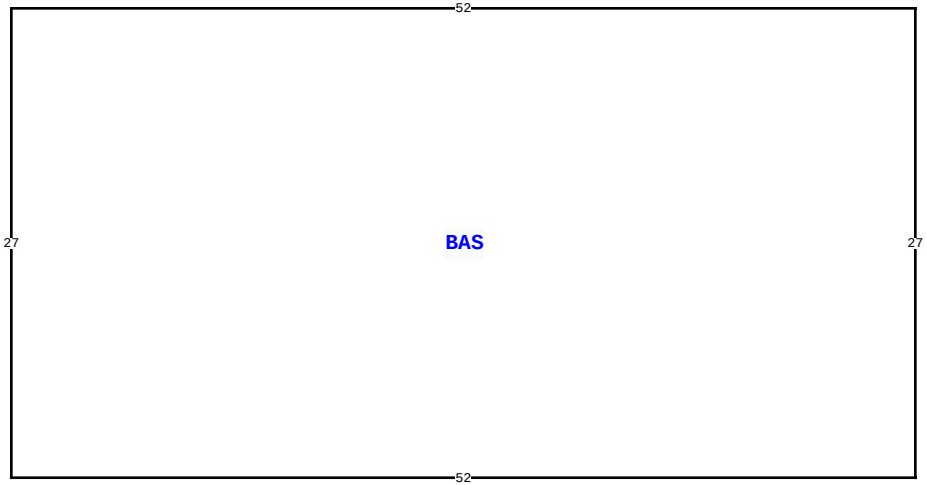
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,054
TOTALS	1,404			1,404	39,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	115.9000	69.54	97,634	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2000 Heated Area: 1404 HX Base Yr 2000



231 SE GATOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	44	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		39,054
TOTAL MARKET OB/XF VALUE		7,330
TOTAL LAND VALUE - MARKET		15,478
TOTAL MARKET VALUE		61,862
SOH/AGL Deduction		13,114
ASSESSED VALUE		48,748
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,748
TOTAL JUST VALUE		61,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,862

LAND:2:1: LOW AND WET

XFOB:1:1: OLD HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13626	PUMP/UTPOL	30	02/11/1998
11168	PUMP/UTPOL	30	05/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0895/2647	1/27/2000	WD	Q	I	03	0

GRANTOR: ROBERT MCMANUS

GRANTEE: ROBERT & DIANE MCMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,330

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,000							
2	9630	C	SWAMP	100		A-1	0.00	0.00	4.78	AC		1.00	1.00	1.00	100.00	100.00	478							

REVIEW DATE 04/11/2017 BY BC Total Acres: 6.28 Total Land Value: 15,478 Market: 0 Agricultural: 0 Common: 15,478 PRINTED 11/17/2026 BY SYS