LOT 4 HEATHERWOOD S/D.

562-312, 629-97, 703-133, 768-11

KING HENRY
295 SW MANNING PL
LAKE CITY, FL 32024

2027

09-6S-17-09630-004

BUILDING CHARACTERISTICS

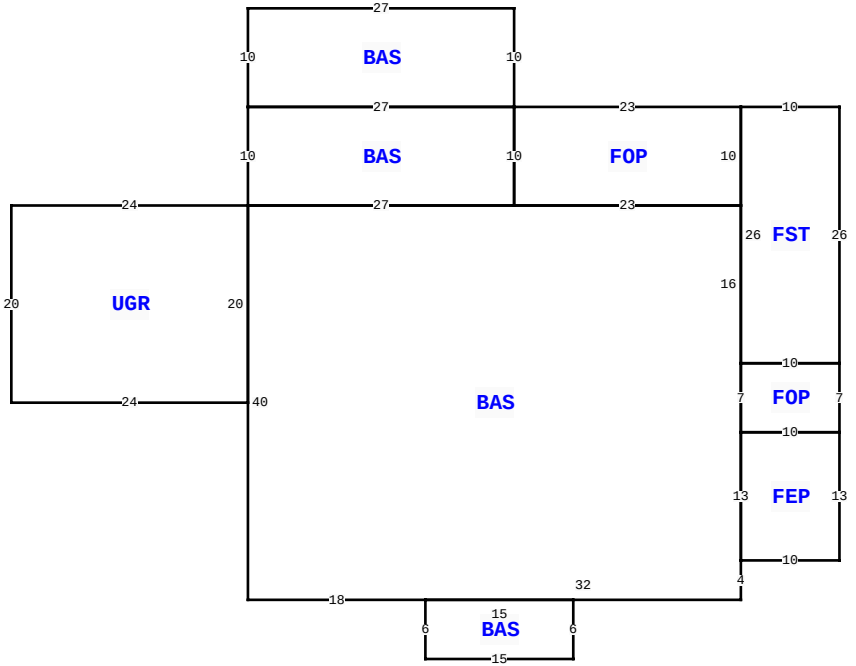
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	6,163
BAS	270	100		270	18,487
BAS	270	100		270	18,487
BAS	2,000	100		2,000	136,942
FEP	130	80		104	7,121
FOP	70	30		21	1,438
FOP	230	30		69	4,724
FST	260	55		143	9,792
UGR	480	45		216	14,789
TOTALS	3,800			3,183	217,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,183	95.7600	105.34	335,297	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2630 HX Base Yr



295 SW MANNING PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,943
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		232,797
SOH/AGL Deduction		117,189
ASSESSED VALUE		115,608
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		59,197
TOTAL JUST VALUE		262,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/2132	4/03/1996	QC	Q	I	01	100
GRANTOR: ALVIRA KING						
GRANTEE: HENRY KING						
0818/2456	1/19/1996	WD	Q	V		10,000
GRANTOR: MICHAEL & ELIZABETH G						
GRANTEE: HENRY KING & SARA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 BAS= N10 W27 S10 E27$ W27 S10 E27$ BAS= W27 UGR= W24 S20 E24 N20$ S40 E18BAS= S6 E15 N6 W15$ E32 N4 FEP= E10 N13 W10 S13 $ N13 FOP= E10 N7 W10 S7$ N7 FST= E10 N26 W10 S26$ N16 FOP= N10 W23 S10 E23$ W23$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	3.05	AC		1.00	1.00	1.00	280.00	280.00	854							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,500							

REVIEW DATE 10/05/2017 BY BC Total Acres: 4.05 Total Land Value: 12,854 Market: 30,500 Agricultural: 854 Common: 12,000 PRINTED 11/17/2026 BY SYS