LOT 28 HEATHERWOOD S/D.

605-221, 836-1035, LE 1559-2468,

COLLIER VIRGINIA M
188 SW MANNING PL
LAKE CITY, FL 32024

2027

09-6S-17-09630-028

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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

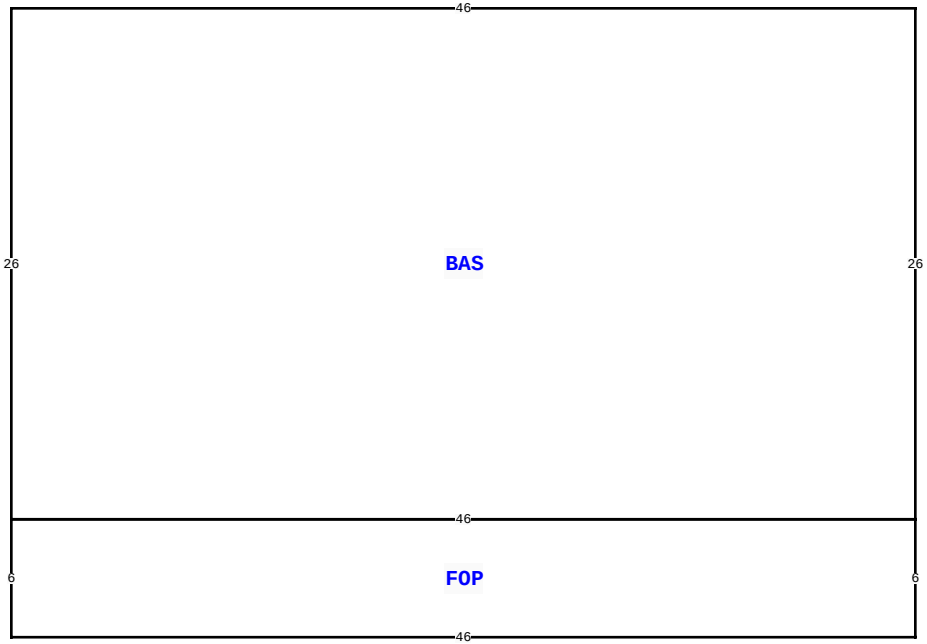
NEIGHBORHOOD/LOC 9617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	117,306
FOP	276	30		83	8,141
TOTALS	1,472			1,279	125,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,279	115.8000	127.38	162,919	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 1196 HX Base Yr 2003



188 SW MANNING PL, 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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2002	2002	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,448
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	73,450
TOTAL MARKET VALUE	199,298
SOH/AGL Deduction	88,506
ASSESSED VALUE	110,792
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	4,381
TOTAL JUST VALUE	199,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044273	Roof Replacement	5,250	04/26/2022
19005	SFR	205	12/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/2468	1/30/2026	LE	U	I	14	100
GRANTOR: COLLIER VIRGINIA MAE						
GRANTEE: PHILLIPS ROBERT MAS						
0605/0221	8/01/1986	AG	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S26 FOP= S6 E46 N6 W46$ E46 N26$.

LAND DESCRIPTION

TOTAL OB/XF 400

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			0.00	0.00	5.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,450							

REVIEW DATE 10/06/2017 BY BC Total Acres: 5.65 Total Land Value: 73,450 Market: 0 Agricultural: 0 Common: 73,450 PRINTED 11/17/2026 BY SYS