

LOT 28 HEATHERWOOD S/D.
605-221, 836-1035, LE 1559-2468,

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

2026

09-6S-17-09630-028
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,196	100	
FOP	276	30	
TOTALS	1,472		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2003									
				Heated Area:	1196			HX Base Yr	2003			
<p>BLD DATE: _____ LGL DATE: _____</p> <p>XF DATE: _____ LAND DATE: 05/06/2026 MLU</p> <p>INC DATE: _____ AG DATE: _____</p>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,732
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			73,450
TOTAL MARKET VALUE			201,582
SOH/AGL Deduction			94,017
ASSESSED VALUE			107,565
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE			1,154
TOTAL JUST VALUE			201,582
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,291

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:

EXTRA FEATURES																
L N	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	400

BUILDING NOTES												
BAS= W46 S26 FOP= S6 E46 N6 W46S E46 N26S.												

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							