

COMM AT NE COR OF SE1/4 OF SW1/4  
 FT FOR POB, CONT W 139.68 FT, S  
 E 139.68 FT, N 314 FT TO POB, EX

MANN CHERYL  
 602 SW PRAIRIE ST  
 LAKE CITY, FL 32024

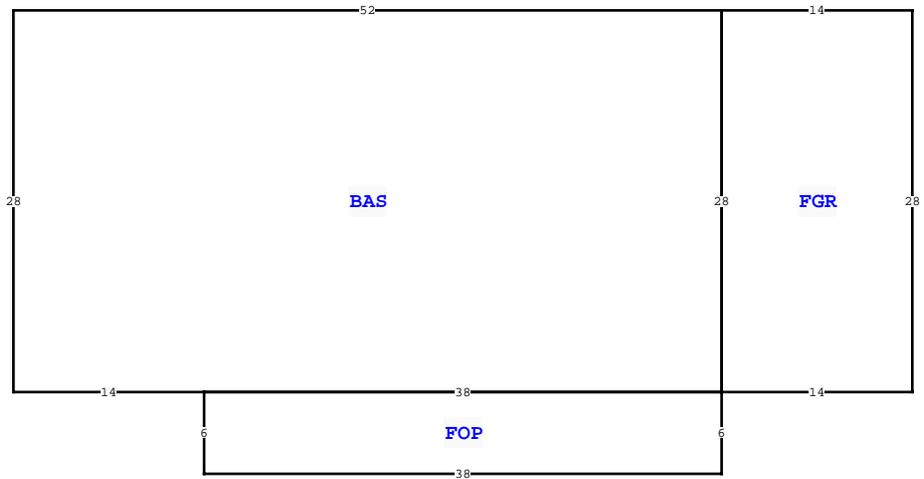
**2026**

10-4S-16-02861-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
FGR	392	55	
FOP	228	30	
TOTALS	2,076		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	100%	- 2026											
				Heated Area: 1456					HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			149,711
TOTAL MARKET OB/XF VALUE			3,331
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			166,042
SOH/AGL Deduction			0
ASSESSED VALUE			166,042
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			109,631
TOTAL JUST VALUE			166,042
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28274	SFR	652	12/16/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/824	1/31/2025	WD	Q	I	01	180,000
GRANTOR: CHAMBERS RONALD C REV						
GRANTEE: MANN CHERYL						
1493/1456	6/16/2023	QC	U	I	11	100
GRANTOR: CHAMBERS RONALD C						
GRANTEE: CHAMBERS RONALD C R						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S28 E14 FOP= S6 E38 N6 W38\$ E38 FGR= E14 N28 W14 S28\$ N28\$.	

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	0166	CONC, PAVMT	0	100	113	25	UT	2.25	2.25	100	2010	2010	3	100	731	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	800	
														TOTAL OB/XF	3,331	

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		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							