LOT 1 MYRTIS ESTATES UNIT 2.
687-367 THRU 370, 921-2452, WD 1

MANNING JOSHUA D
168 SE CLARENCE CT
LAKE CITY, FL 32025

2027

11-5S-17-09208-201

BUILDING CHARACTERISTICS

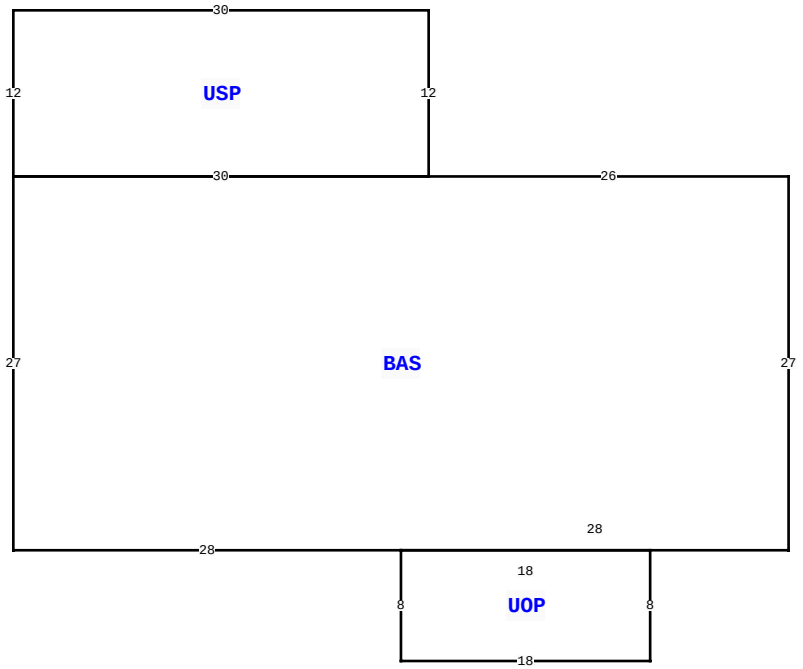
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	36,875
UOP	144	25		36	878
USP	360	35		126	3,073
TOTALS	2,016			1,674	40,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	101.6100	60.97	102,064	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1512 HX Base Yr 2025



168 SE CLARENCE CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,826
TOTAL MARKET OB/XF VALUE	9,342
TOTAL LAND VALUE - MARKET	67,340
TOTAL MARKET VALUE	117,508
SOH/AGL Deduction	9,645
ASSESSED VALUE	107,863
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	56,452
TOTAL JUST VALUE	117,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044738	Roof Replacement	12,911	06/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/451	4/05/2024	WD	Q	I	01	119,000
GRANTOR: JACKSON ELLIOT						
GRANTEE: MANNING JOSHUA D						
1505/1531	12/27/2023	PB	U	I	18	0
GRANTOR: JACKSON SIDNEY D						
GRANTEE: JACKSON ELLIOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 USP= N12 W30 S12 E30$ W30 S27 E28 UOP= S8 E18 N8 W18$ E28 N27$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	2.31	2.31	100	0	0	3	100	665	
2	0294	SHED WOOD/	0	100	11	24	264.00	UT	1.05	1.05	100	0	0	3	100	277	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,342

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		00	310.00	703.00	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							

REVIEW DATE 04/12/2024 BY ME Total Acres: 5.18 Total Land Value: 67,340 Market: 0 Agricultural: 0 Common: 67,340 PRINTED 11/17/2026 BY SYS