

COMM SE COR, RUN W 666.20 FT, N
459.06 FT FOR POB, CONT W 456.06
FT, W 420 FT, N 210 FT, EAST 420

MANUCY SANDRA
158 NE CYPRESS CT
LAKE CITY, FL 32055

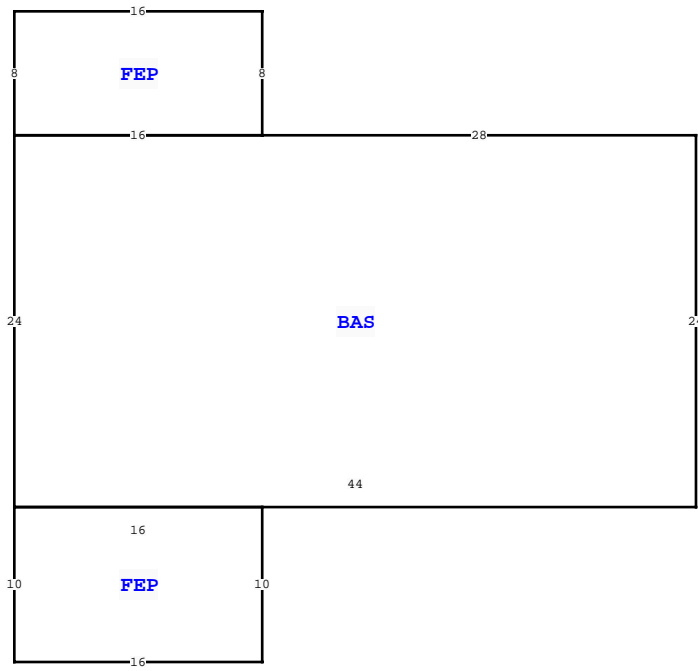
2026

13-2S-17-04709-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	05
NEIGHBORHOOD/LOC	1217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
FEP	128	80	
FEP	160	80	
TOTALS	1,344		

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%	- 0									Heated Area: 1056 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			97,833
TOTAL MARKET OB/XF VALUE			11,360
TOTAL LAND VALUE - MARKET			36,731
TOTAL MARKET VALUE			119,765
SOH/AGL Deduction			49,451
ASSESSED VALUE			70,314
TOTAL EXEMPTION VALUE	HX HB SX		64,418
BASE TAXABLE VALUE			5,896
TOTAL JUST VALUE			145,924
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19849	M H	125	08/13/2002
12737	M H	125	07/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/646	2/29/2024	LE U		I	14	100

GRANTOR: MANUCY BILLY W
GRANTEE: MANUCY BILLY W (ENH
1485/1604 3/01/2023 LE U I 14 100
GRANTOR: MANUCY BILLY W
GRANTEE: MANUCY BILLY W (ENH

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W28 FEP= N8 W16 S8 E16\$W16 S24 FEP= S10 E16 N10 W16\$E44 N24\$.													

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	70	2005	2005	3	70	560	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

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	AC		1.00	1.00	1.00	2,300.00	2,300.00	2,300							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.95	AC		1.00	1.00	1.00	280.00	280.00	3,626							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	12.95	AC		1.00	1.00	1.00	2,300.00	2,300.00	29,785							
4	9900	C	AC NON-AG	100		A-1	0.00	0.00	2.02	AC		1.00	1.00	1.00	2,300.00	2,300.00	4,646							