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

2027

13-2S-17-04709-001

BUILDING CHARACTERISTICS

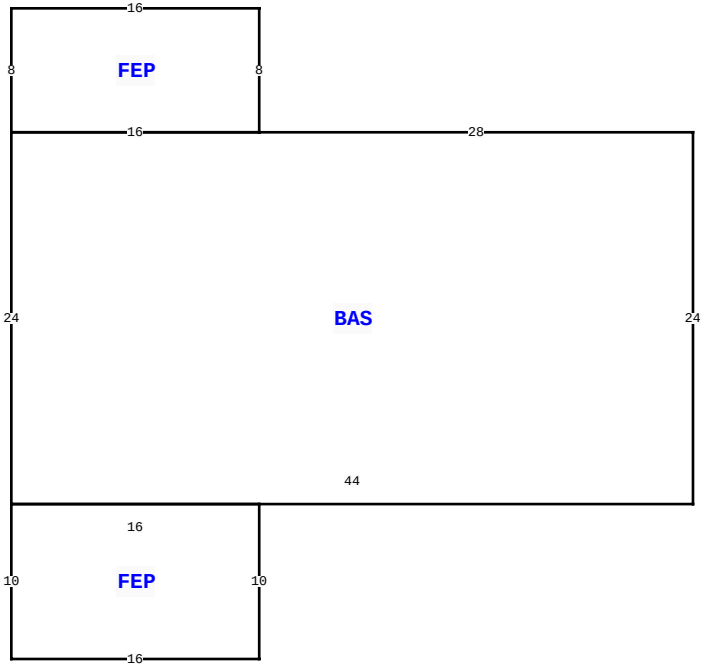
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	78,902
FEP	128	80		102	7,621
FEP	160	80		128	9,564
TOTALS	1,344			1,286	96,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,286	104.5000	114.95	147,826	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1056 HX Base Yr



158 NE CYPRESS CT, LAKE CITY

BLD DATE		LGL DATE	12/07/2022 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		96,087
TOTAL MARKET OB/XF VALUE		11,360
TOTAL LAND VALUE - MARKET		36,731
TOTAL MARKET VALUE		118,019
SOH/AGL Deduction		45,291
ASSESSED VALUE		72,728
TOTAL EXEMPTION VALUE	HX HB SX	66,242
BASE TAXABLE VALUE		6,486
TOTAL JUST VALUE		144,178
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
1578/41	9/22/2026	LE	U	I	14	0
GRANTOR: MANUCY SANDRA						
GRANTEE: MANUCY SANDRA (ENH						
1509/646	2/29/2024	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

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	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		2011	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 11,360

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		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							

REVIEW DATE 07/27/2015 BY DF Total Acres: 15.97 Total Land Value: 10,572 Market: 29,785 Agricultural: 3,626 Common: 6,946 PRINTED 11/17/2026 BY SYS