

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

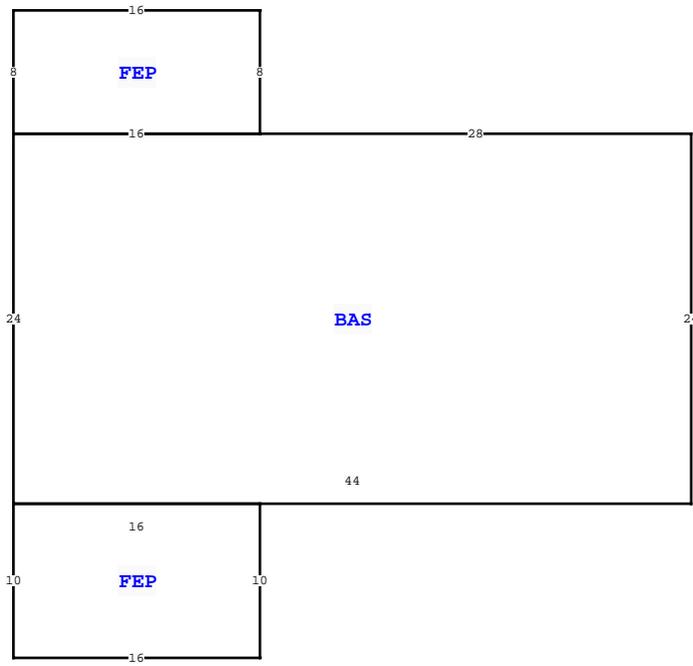
2026

13-2S-17-04709-001



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
14	PREFIN MT 100		
02	WALL BD/WD 100		
14	CARPET 90		
06	VINYL ASB 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 3 100		
	Bathrooms 1.5 100		
	Frame NONE 100		
1.	1. 100		
05	CONV 100		
	Units 0 100		
03	03 100		
01	01 100		
05	05		
5000	IMPROVED AG		
	MAP NUM MKT AREA	05	
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 80,336		
	FEP 128 80 102 7,760		
	FEP 160 80 128 9,738		
TOTALS	1,344 1,286 97,833		

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		117.04	150,513	1980	1980	0	0	35.00	65.00
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	I	14	100
GRANTOR: MANUCY BILLY W						
GRANTEE: MANUCY BILLY W (ENH						
1485/1604	3/01/2023	LE U	I	I	14	100
GRANTOR: MANUCY BILLY W						
GRANTEE: MANUCY BILLY W (ENH						

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	

TOTAL OB/XF												
11,360												

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								