LOT 11 AMELIA LANDING PHASE 1.
WD 1359-119, WD 1564-1671

MANSMANN RICHARD/MANSMANN KEELY
167 SW BEACON WAY
LAKE CITY, FL 32025

**2027**

**13-4S-16-02951-111**

## BUILDING CHARACTERISTICS

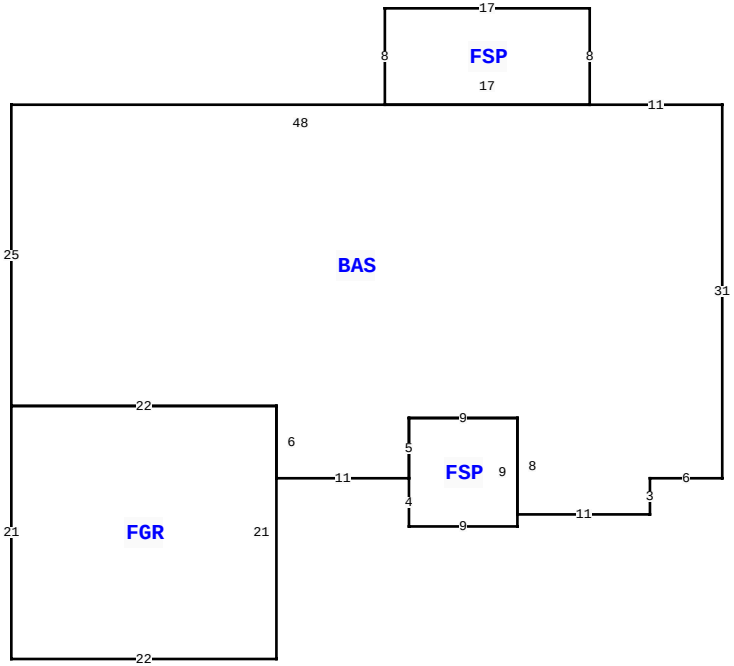
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 13416.040 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,685 | 100 | | 1,685 | 205,973 |
| FGR | 462 | 55 | | 254 | 31,049 |
| FSP | 81 | 40 | | 32 | 3,912 |
| FSP | 136 | 40 | | 54 | 6,601 |
| TOTALS | 2,364 | | | 2,025 | 247,534 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,025 | 119.4900 | 131.44 | 266,166 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1685 HX Base Yr




167 SW BEACON WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 320.00 | UT | 10.50 | 10.50 | 100 | 2018 | 2018 | 3 | 100 | 3,360 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 12 | 14 | 168.00 | UT | 9.00 | 9.00 | 100 | 2018 | 2018 | 3 | 100 | 1,512 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 15 | 12 | 180.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 360 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 247,534 |
| TOTAL MARKET OB/XF VALUE | 8,232 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 290,766 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 290,766 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 290,766 |
| TOTAL JUST VALUE | 290,766 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 307,264 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055927 | Storage Building | 14,858 | 06/22/2026 |
| 000049405 | Roof Replacement | 16,000 | 03/12/2024 |
| 000048881 | Roof Replacement | 5,314 | 12/19/2023 |
| 35998 | SFR | 854 | 11/15/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1564/1671 | 3/31/2026 | WD | Q | I | 01 | 350,000 |
| GRANTOR: MACHNIK MAX | | | | | | |
| GRANTEE: MANSMANN RICHARD | | | | | | |
| 1359/0119 | 4/30/2018 | WD | Q | I | 01 | 210,000 |
| GRANTOR: AMELIA LANDING INC | | | | | | |
| GRANTEE: MAX & PATRICIA MACH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FSP= N8 W17 S8 E17$ W48 S25 FGR= S21 E22 N21 W22$ E22 S6 E11 FSP= S4 E9 N9 W9 S5$ N5 E9 S8 E11 N3 E6 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 8,232

| 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 | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 10/05/2026 BY TP Total Acres: 0.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS