

AKA LOT 28 TUSTENUGGEE PLANTATIO
 COMM NE COR, W 1318.54 FT FOR PO
 FT, S 662.16 FT, E 659.47 FT, N

MANSKE DAVID/MANSKE KATIE
 109 SW ZINNIA GLN
 FORT WHITE, FL 32038

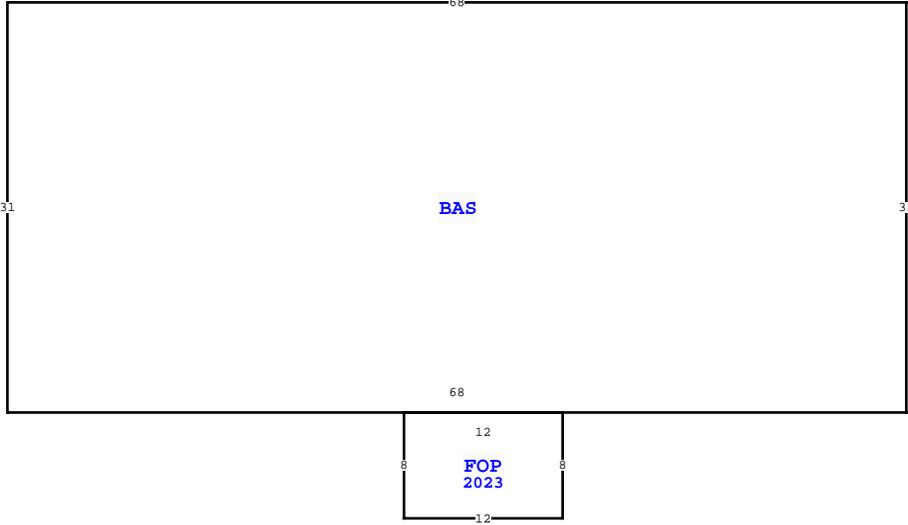
2026

13-6S-16-09696-128



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	VINYL SID	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	14	PREFIN MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LAM/VNLPLK	80	
Interior Floor	14	CARPET	20	
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	03	03	100	
Kitchen Adjus	02	02	100	
Quality	05	05		
DOR CODE	5000 IMPROVED AG			
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	18617.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ MARKET VALUE
BAS	2,108	100		2,108
FOP	96	35	2023	2,647
TOTALS	2,204			2,142 166,728

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2024		256,504	2006	2010	0	0	35.00	65.00	
			Heated Area: 2108				HX Base Yr 2024					



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		166,728	
TOTAL MARKET OB/XF VALUE		40,400	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		220,650	
SOH/AGL Deduction		19,159	
ASSESSED VALUE		201,491	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		150,080	
TOTAL JUST VALUE		317,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24101	M H	439	02/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1482/1636	12/16/2022	WD	Q	I	01	290,000
GRANTOR: CANNON EARL RANDALL						
GRANTEE: MANSKE DAVID						
1324/1466	10/06/2016	WD	Q	I	01	135,000
GRANTOR: DAVID E & KAREN F MOO						
GRANTEE: EARL RANDALL & BARB						

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	0296	SHED METAL	0	100	10	12	UT		12.00	100	2006	2006	3	100	1,440	
2	0190	FPLC PF	0	100	0	0	UT		1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT		7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	UT		0.00	100	2010	2010	3	100	400	
5	0296	SHED METAL	0	100	30	26	UT		12.00	100	2023	2022		100	9,360	
6	0296	SHED METAL	0	100	30	26	UT		12.00	100	2023	2022		100	9,360	
7	0081	DECKING WI	0	100	0	0	UT		2,500.00	100	2023	2022		100	2,500	
8	0166	CONC, PAVMT	0	100	0	0	UT		800.00	100	2023	2022		100	800	
9	0296	SHED METAL	0	100	0	0	UT		1,500.00	100	2023	2022		100	1,500	
10	0040	BARN, POLE	0	100	38	36	UT		5.00	100	2023	2022		100	6,840	

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	100					7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	5600	A	TIMBER 3	100					2.00	AC		1.00	1.00	1.00	281.00	281.00	562							
4	9910	M	MKT. VAL. AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

BUILDING NOTES	
BAS=[ORIG=0,0] W68 S31 E68 N31 \$	
FOP=[YR=2023;ORIG=-38,31] S8 E12 N8 W12 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W68 S31 E68 N31 \$	
FOP=[YR=2023;ORIG=-38,31] S8 E12 N8 W12 \$	

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1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
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