

COMM AT NW COR OF SEC, RUN S 80.
OF 778 E ALONG R/W 698.08 FT, S
POB, CONT S 900.86 FT, SE 586.97

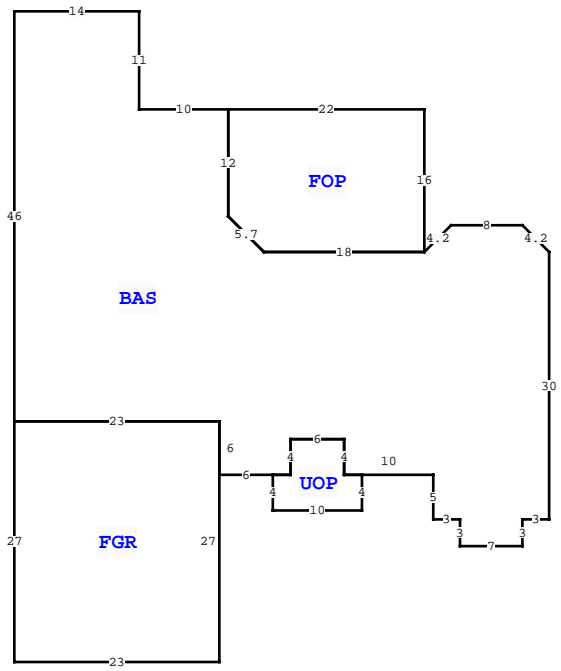
MANNING EDDIE W III/LOYD AMY K
2779 SW 103RD STREET
GAINESVILLE, FL 32608

2026

16-7S-17-10006-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,003	100	
FGR	621	55	
FOP	344	30	
UOP	64	20	
TOTALS	3,032		
			2,461
			299,651

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,461	135.8927	152.20	374,564	2005	2005	0	0	0	20.00	80.00
1 SINGLE FAM 0% - 2022 Heated Area: 2003 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		299,651	
TOTAL MARKET OB/XF VALUE		41,315	
TOTAL LAND VALUE - MARKET		185,670	
TOTAL MARKET VALUE		526,636	
SOH/AGL Deduction		0	
ASSESSED VALUE		526,636	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		526,636	
TOTAL JUST VALUE		526,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050526	Electrical Servic	0	08/12/2024
23120	STORAGE	175	05/09/2005
22778	SFR	620	02/04/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/1654	7/21/2021	WD Q	Q	I	01	625,000
GRANTOR: MARTIN O'DELL						
GRANTEE: MANNING EDDIE W III						
0994/2509	9/16/2003	WD Q	Q	V		44,100
GRANTOR: SUMMERS						
GRANTEE: O'DELL & LINDA MART						

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	0280	POOL R/CON	0	0	22	12		264.00	UT	70.00	100	2005	2005	3	47	8,686
2	0282	POOL ENCL	0	0	35	36		1,260.00	UT	15.00	30	2005	2005	3	30	5,670
3	0166	CONC, PAVMT	0	0	0	0		1,759.00	UT	2.50	100	2005	2005	3	100	4,398
4	0031	BARN, MT AE	0	0	30	36		1,080.00	UT	12.00	100	2005	2005	3	100	12,960
5	0260	PAVEMENT-A	0	0	0	0		4,616.00	UT	1.30	70	2010	2010	3	70	4,201
6	0104	GENERATOR	0	0	0	0		1.00	UT	6,000.00	100	2025	2024	90	90	5,400

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	20.63	AC		1.00	1.00	1.00	9,000.00	9,000.00	185,670							

TOTAL OB/XF													41,315											
REVIEW DATE 03/25/2026 BY robin Total Acres: 20.63 Total Land Value: 185,670 Market: 0 Agricultural: 0 Common: 185,670 PRINTED 06/22/2026 BY SYS																								