LOTS 1, 2 & 3 BLOCK G SPRINGFIEL
670-603, 722-415, 812-996, 937-2

MANZANERES JOEL A
541 SE ROLLING HILLS DR
LAKE CITY, FL 32025

2027

20-3S-17-05417-001

BUILDING CHARACTERISTICS

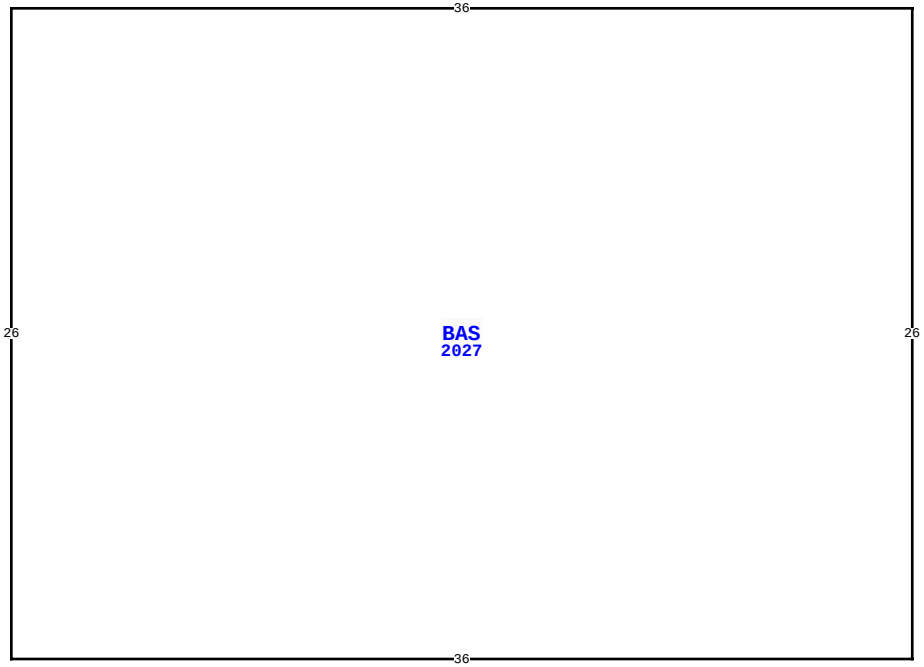
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		20317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2027	936	22,801
TOTALS	936			936	22,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	936	101.5000	60.90	57,002	1974	1974	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2027 Heated Area: 936 HX Base Yr



196 NW QUINTEN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,801
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	5,631
TOTAL MARKET VALUE	35,432
SOH/AGL Deduction	0
ASSESSED VALUE	35,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,432
TOTAL JUST VALUE	35,432
NCON VALUE	22,801
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,549

XFOB:1:1: BRADF MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053786	Mobile Home		08/05/2025
000053422	Right-of-Way Acce		06/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0041	4/19/2010	WD	Q	I	01	12,000
GRANTOR: 4 MILE BRANCH PROPERT						
GRANTEE: JOEL A MANZANERES						
1105/2336	12/12/2006	WD	Q	I		15,000
GRANTOR: CINDY JENKINS DANIELS						
GRANTEE: 4 MILE BRANCH PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,11] E36 S26 W36 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		00	0.00	0.00	7,508.00	SF		1.00	1.00	1.50	0.50	0.75	5,631							

REVIEW DATE 04/13/2026 BY AJ Total Acres: 0.17 Total Land Value: 5,631 Market: 0 Agricultural: 0 Common: 5,631 PRINTED 11/17/2026 BY SYS