

BEG NW COR OF SE1/4 OF NW1/4, RU S 1323.57 FT, S 38 DEG W 574.16 CR-238, NW'LY ALONG R/W 839.60 F

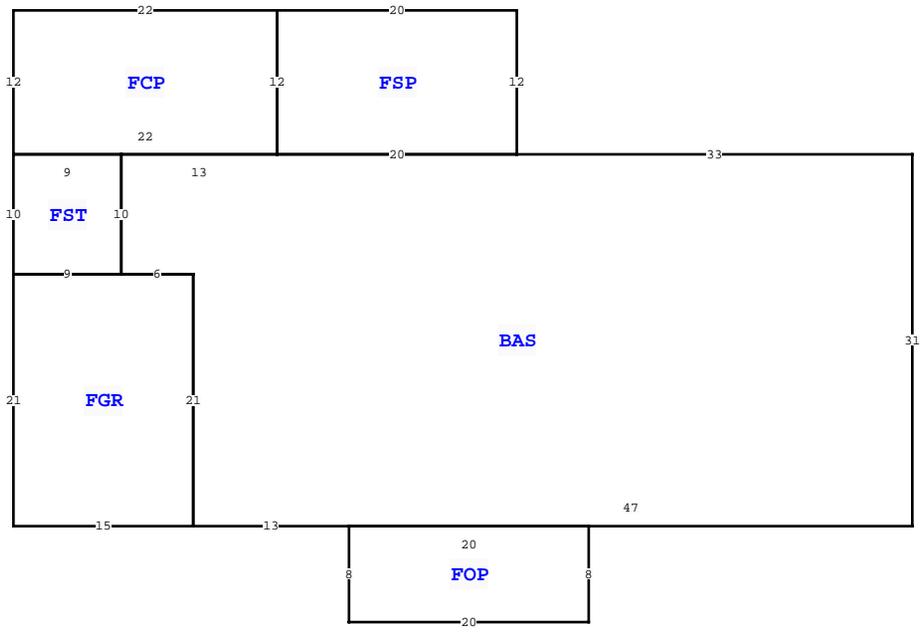
MACMANUS GARY I/MACMANUS JANE E 3990 SW ELIM CHURCH RD FORT WHITE, FL 32038

2026

22-6S-16-03914-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
FCP	264	25	
FGR	315	55	
FOP	160	30	
FSP	240	40	
FST	90	55	
TOTALS	2,989		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,353	114.2660	130.26	306,502	1997	1997	0	0	28.00	72.00
1 SINGLE FAM 100% - 0 Heated Area: 1920 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	220,681		
TOTAL MARKET OB/XF VALUE	6,923		
TOTAL LAND VALUE - MARKET	1,026,150		
TOTAL MARKET VALUE	394,825		
SOH/AGL Deduction	96,166		
ASSESSED VALUE	298,659		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	247,248		
TOTAL JUST VALUE	1,253,754		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	867,280		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10875	SFR	125	03/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/649	9/25/2024	TR	U	V	11	100,000
GRANTOR: MCCORMICK DAVID AND P						
GRANTEE: MACMANUS GARY I						
1278/2158	7/22/2014	QC	U	V	11	100
GRANTOR: DAVID A MCCORMICK						
GRANTEE: DAVID A & PRISCILLA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
3	0040	BARN, POLE	0	100	24	30	1.00	UT	0.00	0.00	100
4	0166	CONC, PAVMT	0	100	3	77	231.00	UT	2.00	2.00	70
5	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	70
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.00	AC	1.00
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.31	AC	1.00
4	5200	A	CROPLAND 2	0		A-1	0.00	0.00	34.27	AC	1.00
5	6200	A	PASTURE 3	0		A-1	0.00	0.00	116.05	AC	1.00
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	182.63	AC	1.00

BUILDING NOTES											
BLD DATE 05/07/2026 MLU											
XF DATE											
INC DATE											

BUILDING DIMENSIONS											
BAS= W33 FSP= N12 W20 S12 E20\$ W20 FCP= N12 W22 S12 E22\$ W13											
FST= W9 S10 E9 N10\$ S10 FGR= W9 S21 E15 N21 W6\$ E6 S21 E13											
FOP= S8 E20 N8 W20\$ E47 N31\$.											

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	1.00	5,000.00	5,000.00	5,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.00	AC	1.00	1.00	1.00	1.00	9,000.00	9,000.00	108,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.31	AC	1.00	1.00	1.00	1.00	280.00	280.00	9,047							
4	5200	A	CROPLAND 2	0		A-1	0.00	0.00	34.27	AC	1.00	1.00	1.00	1.00	370.00	370.00	12,680							
5	6200	A	PASTURE 3	0		A-1	0.00	0.00	116.05	AC	1.00	1.00	1.00	1.00	280.00	280.00	32,494							
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	182.63	AC	1.00	1.00	1.00	1.00	5,000.00	5,000.00	913,150							