

LOT 4 BLOCK 7 CAROLYN HEIGHTS S/
438 294, 833-2467, WD 1157-1890,

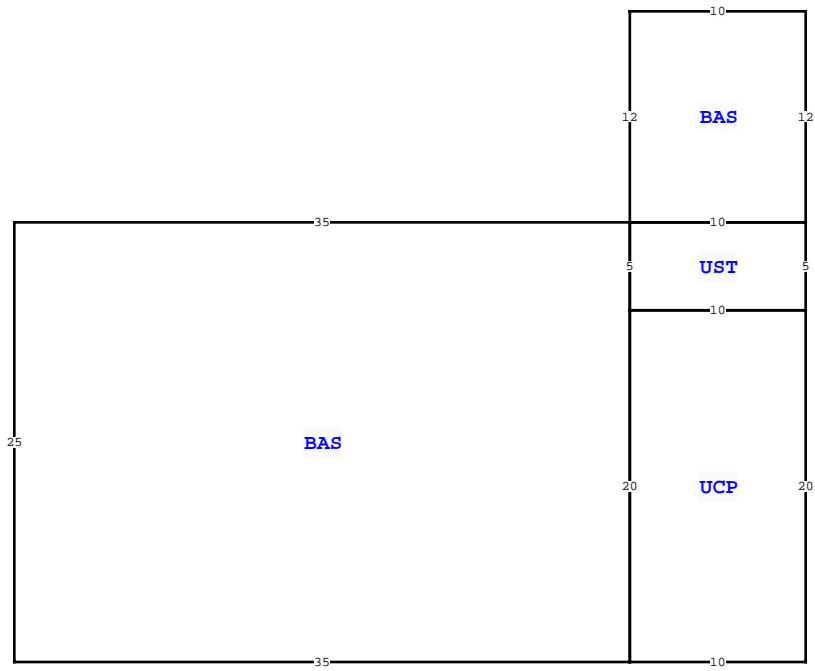
COLLINS RONNIE/COLLINS CHANDRA
119 NE MANNON CT
LAKE CITY, FL 32055

2026

28-3S-17-05779-000
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 1998									
				Heated Area: 995				HX Base Yr 1998				



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	28317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	8,068
BAS	875	100		875	58,828
UCP	200	20		40	2,690
UST	50	45		22	1,479
TOTALS	1,245			1,057	71,064

119 NE MANNON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0130	CLFENCE	5	0	100	0	0			0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0				0.00	100	2011	2011	3	100	100	

TOTAL OB/XF 400

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	71,064		
TOTAL MARKET OB/XF VALUE	400		
TOTAL LAND VALUE - MARKET	8,400		
TOTAL MARKET VALUE	79,864		
SOH/AGL Deduction	26,564		
ASSESSED VALUE	53,300		
TOTAL EXEMPTION VALUE	HX HB	28,300	
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	79,864		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	79,864		
SALE:1:1: LOT 4 BLK 7 CAROLYN HEIGHTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1157/1890	8/21/2008	WD	Q	I	03	100
GRANTOR: JAMES M & ERMA FOX						
GRANTEE: RONNIE & CHANDRA CO						
0833/2467	1/09/1997	AD	U	I	13	32,500
GRANTOR: JAMES M & ERMA FOX						
GRANTEE: RONNIE & CHANDRA CO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W35 S25 E35 UCP= E10 N20 W10 S20\$ N20 UST= E10 N5 BAS= N12 W10 S12 E10 \$ W10 S5\$ N5\$.