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

2027

28-3S-17-05779-000

BUILDING CHARACTERISTICS

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 Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

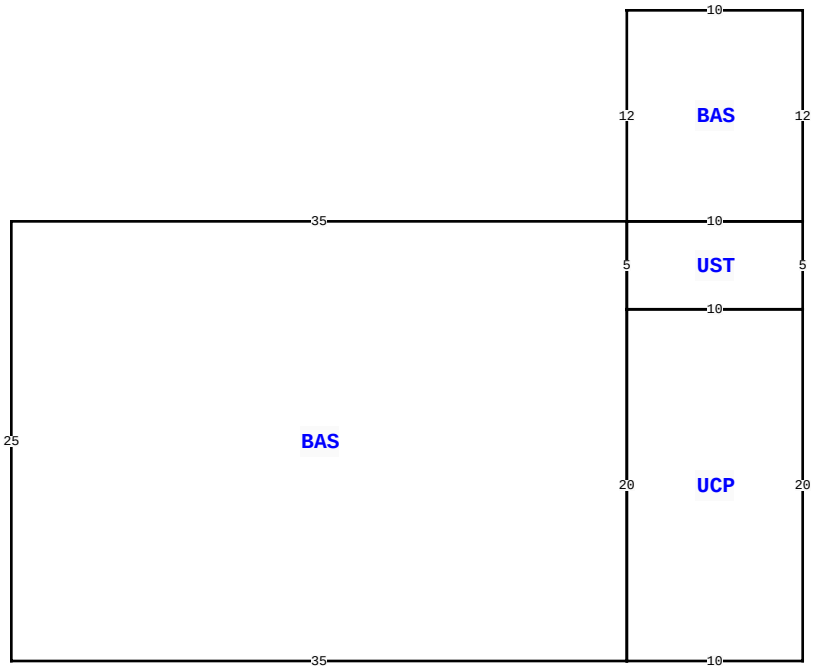
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	7,923
BAS	875	100		875	57,774
UCP	200	20		40	2,641
UST	50	45		22	1,453
TOTALS	1,245			1,057	69,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,057	109.1400	120.05	126,893	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 1998 Heated Area: 995 HX Base Yr 1998



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

119 NE MANNON CT, LAKE CITY

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	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		69,791
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		78,591
SOH/AGL Deduction		23,692
ASSESSED VALUE		54,899
TOTAL EXEMPTION VALUE	HX HB	29,899
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		78,591
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$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	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							

REVIEW DATE 09/15/2015 BY DF Total Acres: 0.32 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS