(ADVERSE POSSESSION CLAIMENT 202
LOT 3 BLOCK 9 CAROLYN HEIGHTS S/
327-362, 751-401, QC 1104-1526,

BROWN LEANN
116 NE MANNON CT
LAKE CITY, FL 32055

2026

28-3S-17-05787-000

BUILDING CHARACTERISTICS

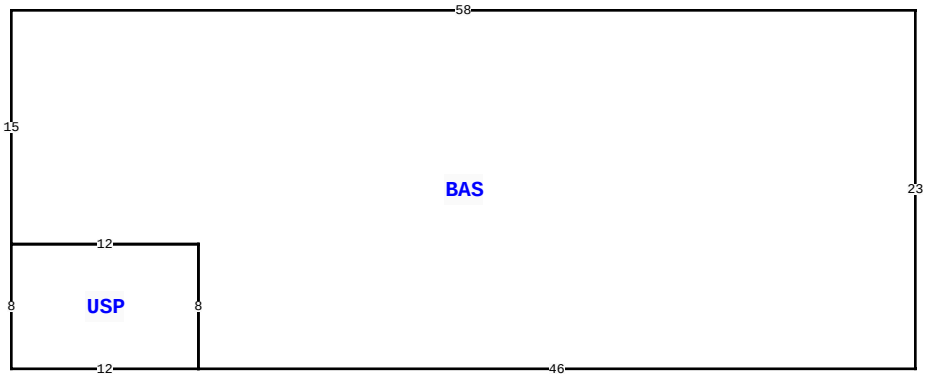
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,238	100		1,238	54,357
USP	96	35		34	1,493
TOTALS	1,334			1,272	55,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,272	71.2800	79.83	101,544	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1238 HX Base Yr



116 NE MANNON CT, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,849
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	64,349
SOH/AGL Deduction	0
ASSESSED VALUE	64,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,349
TOTAL JUST VALUE	64,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2241	10/15/2015	WD	U	I	12	23,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LEANN BROWN						
1301/0641	9/18/2015	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S15 USP= S8 E12 N8W12$ E12 S8 E46 N23$.

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		00	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: 0.23 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 06/26/2026 BY SYS