

BEG NE COR OF NW1/4 OF SE1/4,
 RUN S 210 FT, W 210 FT, N 210
 FT, E 210 FT TO POB.

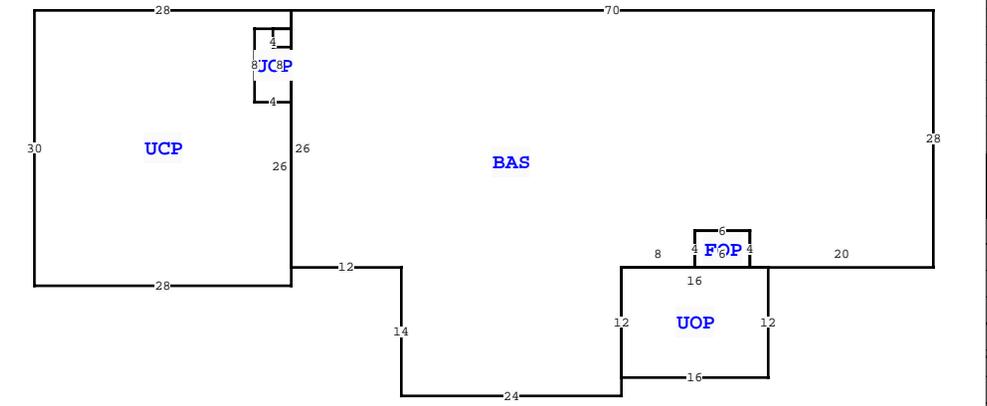
MCMANUS R FRANK/MCMANUS JOANNA
 580 SW HILLCREST ST
 LAKE CITY, FL 32055

2026

28-4S-17-08840-001


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 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	
0800	02	2,503	115.8000	72.95	182,594	1994	1994	0	0	60.00	40.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	28417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100		2,272	66,297
FOP	24	35		8	234
UCP	836	20		167	4,873
UOP	32	25		8	234
UOP	192	25		48	1,401
TOTALS	3,356			2,503	73,038

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		73,038	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		99,738	
SOH/AGL Deduction		47,526	
ASSESSED VALUE		52,212	
TOTAL EXEMPTION VALUE	HX HB	27,212	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		99,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		92,263	

XFOB:1:1: FIESTA MH			
BLDG:1:1: PALM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8362	M H	125	05/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE

EXTRA FEATURES																	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

580 SW HILLCREST ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W70 UCP= W28 S30 E28 N26 W2 N2 E2 N2S S2 UOP= W4 S8 E4 N8S S26 E12 S14 E24 N2 UOP= E16 N12 W16 S12S N12 E8 FOP= E6 N4 W6 S4S N4 E6 S4 E20 N28S.

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000								