LOTS 7 & 8 FAIRFIELD WOODS EX .1
980-45.

MANN FERNE F LIVING TRUST DATED DECEMBER 20, 2022
457 NW LONA LOOP
LAKE CITY, FL 32055

2027

29-3S-16-02391-007

BUILDING CHARACTERISTICS

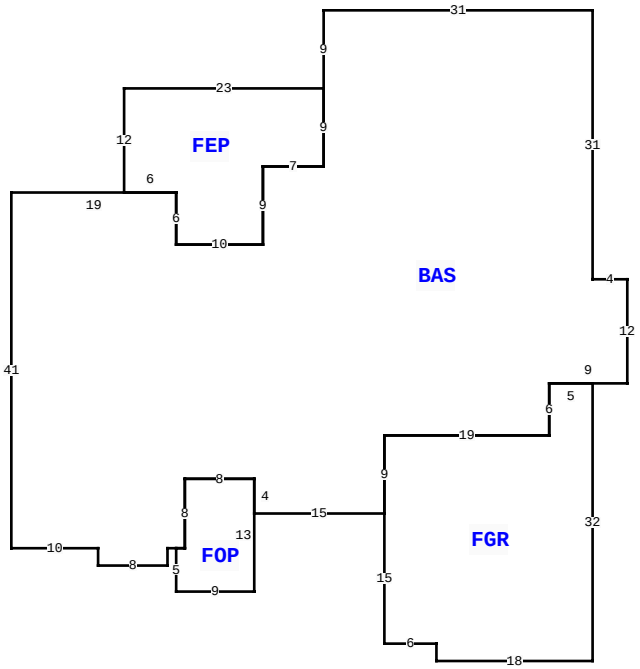
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,957	100		2,957	286,185
FEP	315	80		252	24,389
FGR	642	55		353	34,164
FOP	109	30		33	3,194
TOTALS	4,023			3,595	347,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,595	125.6926	138.26	497,045	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 2957 HX Base Yr 1996



457 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	347,932
TOTAL MARKET OB/XF VALUE	3,193
TOTAL LAND VALUE - MARKET	57,800
TOTAL MARKET VALUE	408,925
SOH/AGL Deduction	121,141
ASSESSED VALUE	287,784
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	236,373
TOTAL JUST VALUE	408,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056437	Roof Replacement	31,350	08/28/2026
000037625	Roof Replacement		01/14/2019
8821	SFR	84,000	09/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2194	4/29/2024	WD	U	I	11	100
GRANTOR: MANN FERNE F						
GRANTEE: MANN FERNE F LIVING						
0793/1146	7/18/1994	WD	Q	V		30,000
GRANTOR: MARVIN R & NAOMI L WA						
GRANTEE: ROY H & FERNE F MAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S9 FEP= W23 S12 E6 S6 E10 N9 E7 N9$ S9 W7 S9 W10 N6 W19 S41 E10 S2 E8N2 E1 FOP= S5 E9 N13 W8 S8 W1$ E1 N8 E8 S4 E15 FGR= S15 E6 S2 E18 N32 W5 S6 W19 S9$ N9 E19 N6 E9 N12 W4 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	995.00	UT	1.50	1.50	100	1995	1995	3	100	1,493	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,193

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		A-3	0.00	0.00	2.89	AC		1.00	1.00	1.00	20,000.00	20,000.00	57,800							

REVIEW DATE 09/09/2024 BY JS Total Acres: 2.89 Total Land Value: 57,800 Market: 0 Agricultural: 0 Common: 57,800 PRINTED 11/17/2026 BY SYS