BEG NE COR OF W1/2 OF SE1/4 OF S
1390.84 FT TO RD R/W, SE ALONG R
1255.56 FT, N 164.65 FT TO POB.

MANDY KEITH/MANDY JULIE
1275 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2027

36-2S-15-00119-001

BUILDING CHARACTERISTICS

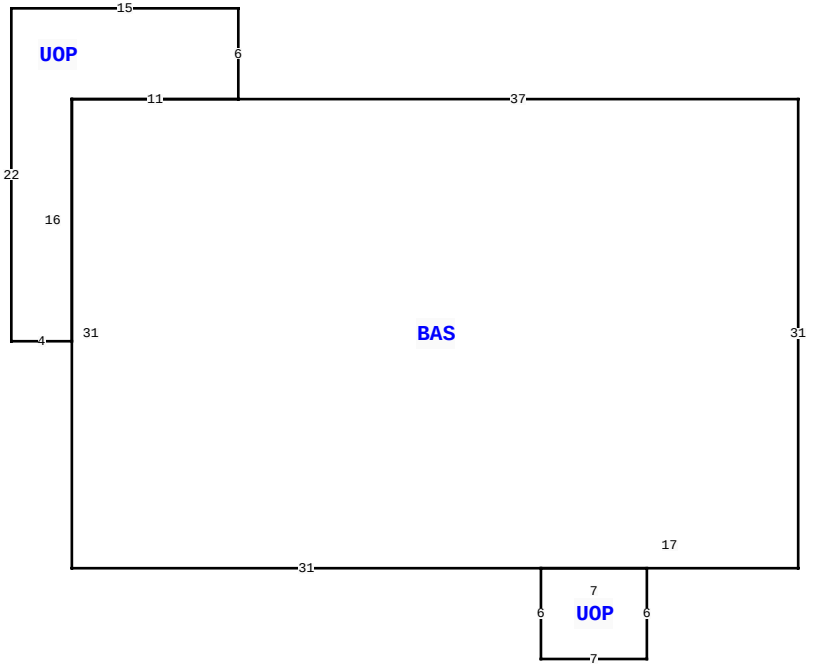
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	89,737
UOP	42	25		10	603
UOP	154	25		38	2,292
TOTALS	1,684			1,536	92,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,536	117.9000	109.65	168,422	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1488 HX Base Yr 2005



1273 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,632
TOTAL MARKET OB/XF VALUE		7,850
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		151,482
SOH/AGL Deduction		84,366
ASSESSED VALUE		67,116
TOTAL EXEMPTION VALUE	HX HB	42,116
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36288	M H	600	02/05/2018
18531	M H	125	07/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/1518	9/01/2004	WD	Q	I		79,500
GRANTOR: MICHAEL L & GWEN MCCA						
GRANTEE: KEITH & JULIE MANDY						
1009/0143	3/05/2004	WD	Q	V		15,000
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: MICHAEL L & GWEN MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N6 W15 S22 E4 N16 E11$ W11 S31 E31 UOP= S6 E7 N6 W7$ E17 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,850

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	51,000							

REVIEW DATE 01/03/2023 BY JD Total Acres: 5.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS