

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.

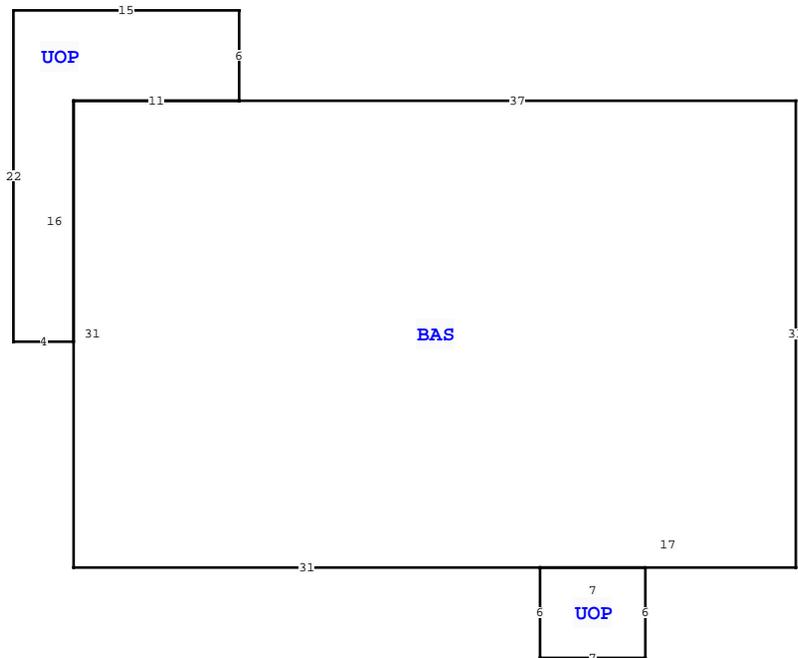
MANDY KEITH/MANDY JULIE
1275 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

36-2S-15-00119-001
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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 Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,488	100	
UOP	42	25	
UOP	154	25	
TOTALS	1,684		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2005						
Heated Area: 1488						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		93,629	
TOTAL MARKET OB/XF VALUE		7,850	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		152,479	
SOH/AGL Deduction		87,318	
ASSESSED VALUE		65,161	
TOTAL EXEMPTION VALUE	HX HB	40,161	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		152,479	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,229	

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

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	0	0	0.00	100	2013	2013	3	100	750	
2	0252	LEAN-TO W/	0	100	0	0	0	0	0.00	100	2018	2018	3	100	100	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	

TOTAL OB/XF												7,850					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/22/2026			MLU											

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

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					
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	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												