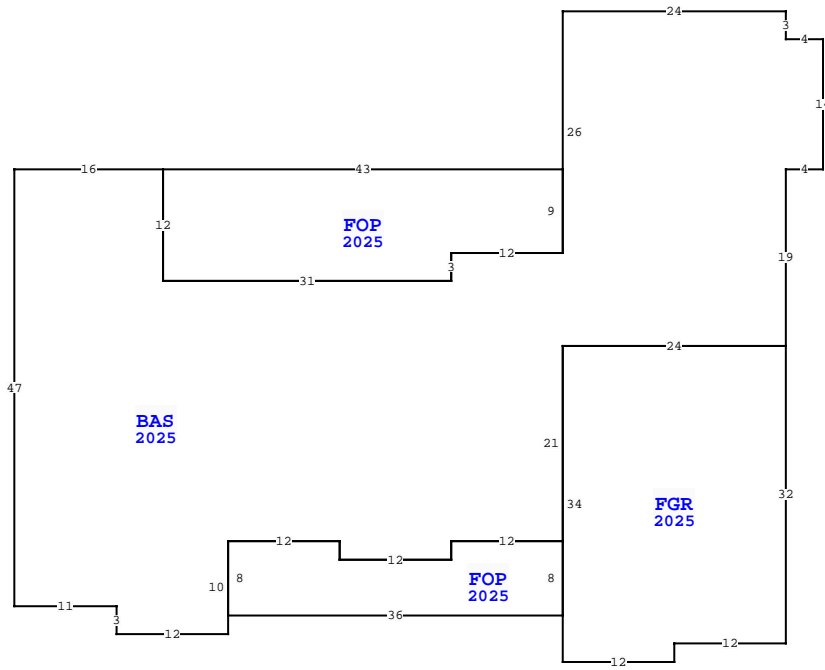


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,021	100	2025
FGR	792	55	2025
FOP	264	30	2025
FOP	480	30	2025
TOTALS	4,557		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,680	110.2500	123.48	454,406	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2025 Heated Area: 3021 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		454,406	
TOTAL MARKET OB/XF VALUE		8,280	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		546,686	
SOH/AGL Deduction		6,802	
ASSESSED VALUE		539,884	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		539,884	
TOTAL JUST VALUE		546,686	
NCON VALUE		462,686	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049218	New Residential C	200,000	02/15/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/37	11/12/2021	WD	Q	V	01	75,000

GRANTOR: O'NEAL JOHN G
 GRANTEE: KLAMFOTH JEFF
 1404/2613 2/03/2020 WD Q V 01 59,000
 GRANTOR: EQUITY TRUST COMPANY
 GRANTEE: JOHN G & BRANDI G O

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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2025	2024		100	8,280	

TOTAL OB/XF												8,280				
179 SW MANDIBA DR, LAKE CITY												BLD DATE		LGL DATE	05/14/2024	MLU
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=-30,-10] W24 S26 W12 S3 W31 N12 W16 S47 E11 S3 E12 N10 E12 S2 E12 N2 E12 N21 E24 N19 E4 N14 W4 N3 \$											
FOP=[YR=2025;ORIG=-54,7] W43 S12 E31 N3 E12 N9 \$											
FOP=[YR=2025;ORIG=-54,47] W12 S2 W12 N2 W12 S8 E36 N8 \$											
FGR=[YR=2025;ORIG=-30,26] W24 S34 E12 N2 E12 N32 \$											

LAND DESCRIPTION												TOTAL OB/XF												8,280			
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	0100	C	SFR	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.60	140,000.00	84,000.00	84,000										