LOTS 13 & 14 THE OAKS OF LAKE CI
WD 1180-2121, WD 1280-1320,

BARRITT THOMAS/BARRITT BETH
152 SW MANDIBA DR
LAKE CITY, FL 32024-1484

2026

17-5S-17-09280-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

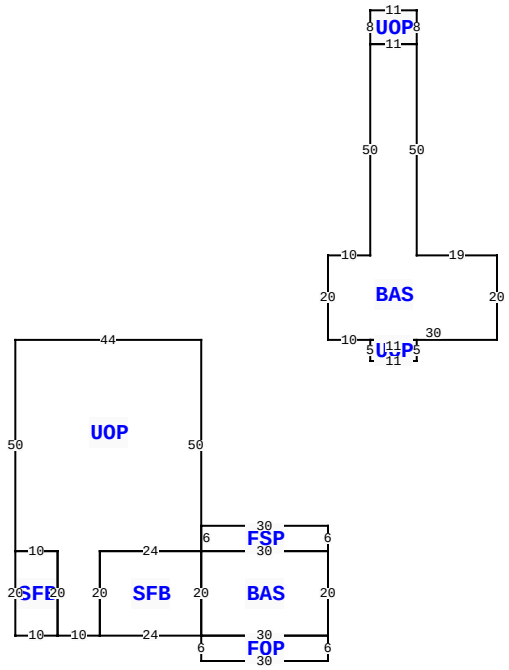
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	45,248
BAS	1,350	100		1,350	101,807
FOP	180	30		54	4,073
FSP	180	40		72	5,430
SFB	200	80		160	12,066
SFB	480	80		384	28,958
UOP	55	20		11	830
UOP	88	20		18	1,358
UOP	2,400	20		480	36,198
TOTALS	5,533			3,129	235,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,129	89.7750	100.55	314,621	1989	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2014 Heated Area: 2630 HX Base Yr 2014



152 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,966
TOTAL MARKET OB/XF VALUE		12,451
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		416,417
SOH/AGL Deduction		158,927
ASSESSED VALUE		257,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,768
TOTAL JUST VALUE		416,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33967	ADDN SFR	470	04/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/2121	9/12/2009	WD	Q	I	01	260,000

GRANTOR: OAKS OF LAKE CITY LLC
GRANTEE: THOMAS & BETH BARRI

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[ORIG=0,0] W44 S50 E10 S20 E10 N20 E24 N50 $
BAS=[ORIG=30,0] E10 E30 N20 W19 N50 W11 S50 W10 S20 $
BAS=[ORIG=0,50] S20 E30 N20 W30 $
SFB=[ORIG=-24,70] E24 N20 W24 S20 $
SFB=[ORIG=-44,50] S20 E10 N20 W10 $
FOP=[ORIG=0,70] S6 E30 N6 W30 $
FSP=[ORIG=30,50] N6 W30 S6 E30 $
UOP=[ORIG=51,-70] N8 W11 S8 E11 $
UOP=[ORIG=40,0] S5 E11 N5 W11 $
.

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	0166	CONC,PAVMT	0	100	37	70	2,590.00	UT	2.50	2.50	100	2008	2008	3	100	6,475	
2	0260	PAVEMENT-A	0	100	12	32	3,984.00	UT	1.50	1.50	100	2008	2008	3	100	5,976	

LAND DESCRIPTION

TOTAL OB/XF 12,451

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.60	140,000.00	84,000.00	84,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.60	140,000.00	84,000.00	84,000							

REVIEW DATE 08/29/2017 BY BC Total Acres: 11.55 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 11/18/2025 BY SYS