

LOT 15 OAKS OF LAKE CITY PHS 1
WD 1273-2289, QC 1346-1395, QC 1

TAYLOR BRIAN D/TAYLOR RENAY D
360 SW MANDIBA DR
LAKE CITY, FL 32024-6413

2026

17-5S-17-09280-115



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100

Quality	07 07
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	2,418	100		2,418	320,032
FGR	600	55		330	43,677
FOP	220	30		66	8,735
FOP	720	30		216	28,589
FUS	1,325	100		1,325	175,370
TOTALS	5,283			4,355	576,401

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0040	BARN, POLE	0 100	0	0	1,728.00	UT	2.50	2.50
3	0166	CONC, PAVMT	0 100	0	0	1,026.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		PRD	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,355	131.3050	147.06	640,446	2015	2015	0	0	0 10.00	90.00

1 SINGLE FAM 100% - 2016

Heated Area: 3743

HX Base Yr 2016

360 SW MANDIBA DR, LAKE CITY

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		576,401	
TOTAL MARKET OB/XF VALUE		7,572	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		667,973	
SOH/AGL Deduction		221,305	
ASSESSED VALUE		446,668	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		395,946	
TOTAL JUST VALUE		667,973	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		674,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043981	Solar Power Syste	57,000	03/22/2022
32717	SFR	1,025	02/19/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1459/1622	1/26/2022	QC	U	I	11	0	
GRANTOR: TAYLOR BRIAN D							
GRANTEE: TAYLOR BRIAN D							
1346/1395	10/10/2017	QC	U	I	11	100	
GRANTOR: BRIAN D & RENAY D TAY							
GRANTEE: BRIAN D TAYLOR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S48 E16 N6 FOP= E55 N4 W55 S4\$ N4 E55 N30 FGR= N24 W25 S24 E25\$ W25 FOP= N24 W30 S24 E30\$ W30 N8\$ PTR= E60 FUS= E25 N53 W25 S53\$ W60\$.									