

LOTS 10 & 11 OAKS OF LAKE CITY P  
WD 1403-2424, WD 1423-2540, WD 1

THE RICHARD & ANN WRIGHT FAMILY REVOCABLE TRUST  
231 SW MANDIBA DR  
LAKE CITY, FL 32024

2026

18-5S-17-09280-109



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 32  | HARDIE BRD 100 |
| Exterior Wall            | 00  | N/A 0          |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 13  | LAM/VNLPLK 100 |
| Interior Floo            | 00  | N/A 0          |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 4.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |
| Condition Adj            | 03  | 03 100         |
| Kitchen Adjus            | 01  | 01 100         |

|          |      |               |
|----------|------|---------------|
| Quality  | 07   | 07            |
| DOR CODE | 0100 | SINGLE FAMILY |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 02 |
|---------|--|----------|----|

|                  |           |       |
|------------------|-----------|-------|
| NEIGHBORHOOD/LOC | 18517.010 | 1.00/ |
|------------------|-----------|-------|

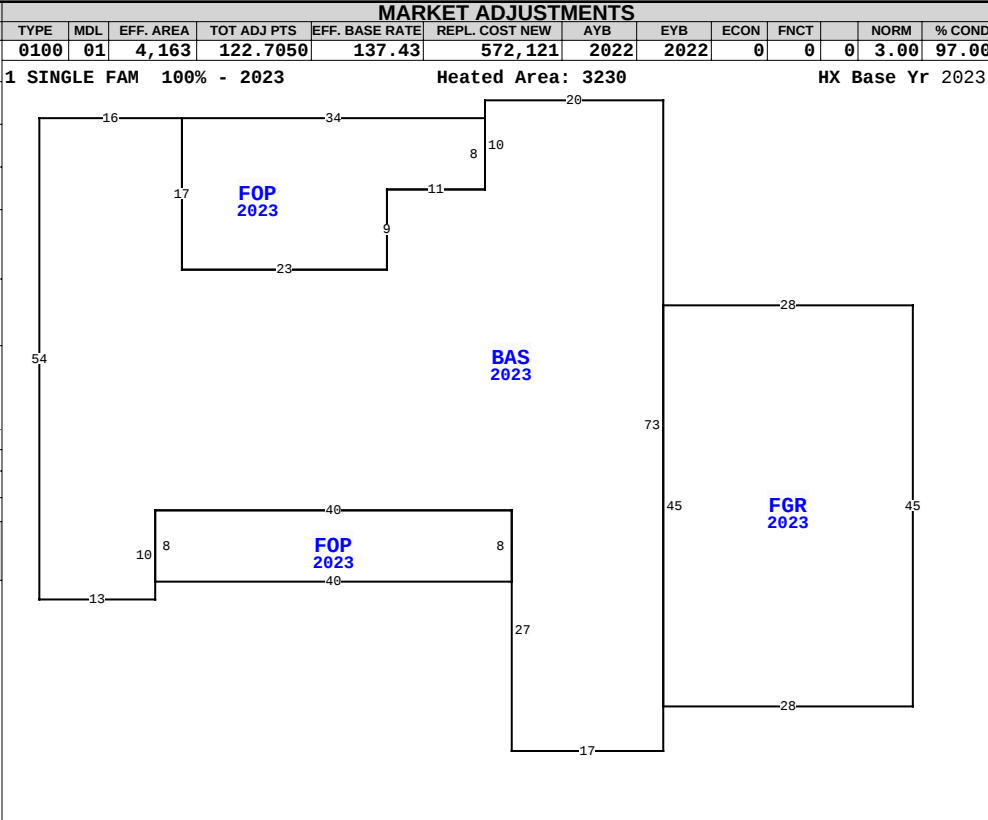
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 3,230            | 100         | 2023 | 3,230        | 430,582              |
| FGR       | 1,260            | 55          | 2023 | 693          | 92,382               |
| FOP       | 320              | 30          | 2023 | 96           | 12,797               |
| FOP       | 479              | 30          | 2023 | 144          | 19,196               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 5,289 |  |  | 4,163 | 554,957 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |           |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R     |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 960.00   | UT | 3.00      |
| 2              | 0104       | GENERATOR   | 0   | 100 | 0 | 0 | 1.00     | UT | 6,000.00  |
| 3              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 4,690.00 | UT | 3.00      |
| 4              | 0030       | BARN, MT    | 0   | 100 | 0 | 0 | 1.00     | UT | 50,240.00 |

| 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        |
| 2                | 0000     | C   | VAC RES              | 100 |     | PRD      | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 07/18/2023 | BY | JB |
|-------------|------------|----|----|



231 SW MANDIBA DR, LAKE CITY

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

| 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   | 100 | 0 | 0 | 960.00   | UT | 3.00      | 3.00           | 100       | 2023    | 2022        |   | 100    | 2,880           |       |
| 2   | 0104       | GENERATOR   | 0   | 100 | 0 | 0 | 1.00     | UT | 6,000.00  | 6,000.00       | 100       | 2024    | 2023        |   | 85     | 5,100           |       |
| 3   | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 4,690.00 | UT | 3.00      | 3.00           | 100       | 2024    | 2023        |   | 100    | 14,070          |       |
| 4   | 0030       | BARN, MT    | 0   | 100 | 0 | 0 | 1.00     | UT | 50,240.00 | 50,240.00      | 100       | 2024    | 2023        |   | 100    | 50,240          |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |      |  | 72,290 |  |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------|--|--------|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | L VA |  |        |  |  |
| PRD         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 0.60    | 140,000.00 | 84,000.00      |      |  |        |  |  |
| PRD         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 0.60    | 140,000.00 | 84,000.00      |      |  |        |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |        |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |        |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |        |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |        |  |  |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 9.64 | Total Land Value: | 168,000 | Market: | 0 | Agricultural: | 0 | Common: | 168,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| COLUMBIA COUNTY PROPERTY  |  |              |  | PAGE 1 of 1 | 3 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 3 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 554,957     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 72,290      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 168,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 795,247     |   |
| SOH/AGL Deduction         |  |              |  | 72,237      |   |
| ASSESSED VALUE            |  |              |  | 723,010     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 672,288     |   |
| TOTAL JUST VALUE          |  |              |  | 795,247     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 801,269     |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000046427  | Storage Building  | 66,000  | 02/02/2023 |
| 000043460  | New Residential C | 600,000 | 12/29/2021 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1531/953                       | 1/10/2025 | LE U      | I   | I   | 14     | 100        |  |
| GRANTOR: WRIGHT RICHARD AND AN |           |           |     |     |        |            |  |
| GRANTEE: WRIGHT BRYCE KYLE (   |           |           |     |     |        |            |  |
| 1447/2759                      | 9/22/2021 | WD Q      | V   |     | 01     | 80,000     |  |
| GRANTOR: HAMRICK ANDREW        |           |           |     |     |        |            |  |
| GRANTEE: THE RICHARD & ANN W   |           |           |     |     |        |            |  |

| BUILDING NOTES                                              |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                             |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=70,20] W20 S10 W11 S9 W23 N17 W16 S54 E13 |  |  |  |  |  |  |  |  |  |
| N10 E40 S27 E17 N73 \$                                      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=50,22] W34 S17 E23 N9 E11 N8 \$           |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=13,66] E40 S8 W40 N8 \$                   |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2023;ORIG=70,43] E28 S45 W28 N45 \$                 |  |  |  |  |  |  |  |  |  |