

LOT 16 OAKS OF LAKE CITY PHS 1.
WD 1350-2187, WD 1428-779,

CAMPBELL JOSHUA/CAMPBELL PRISCILLA
432 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-116



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	100
Frame	01	NONE 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	2,606	100	2023	2,606	341,357
FDG	1,600	60	2025	960	125,749
FGR	720	55	2023	396	51,872
FOP	360	30	2023	108	14,146
FOP	492	30	2023	148	19,386
FUS	295	100	2023	295	38,642
TOTALS	6,073			4,513	591,153

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2023
2	0280	POOL R/CON	0	100	0	0	420.00	UT	70.00	100	2023
3	0166	CONC, PAVMT	0	100	0	0	540.00	UT	3.00	100	2023
4	0166	CONC, PAVMT	0	100	0	0	5,178.00	UT	3.00	100	2023

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

MARKET ADJUSTMENTS

TYPE: 0100 MDL: 01 EFF. AREA: 4,513 TOT ADJ PTS: 120.5710 EFF. BASE RATE: 135.04 REPL. COST NEW: 609,436 AYB: 2022 EYB: 2022 ECON: 0 FNCT: 0 NORM: 3.00 % COND: 97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2901 HX Base Yr 2023

FDG 2025

BAS 2023

FOP 2023

FOP 2023

FGR 2023

FUS 2023

432 SW MANDIBA DR, LAKE CITY

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

432 SW MANDIBA DR, LAKE CITY					XF DATE INC DATE				LAND DATE AG DATE		05/14/2024	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200			
420.00	UT	70.00	70.00	100	2023	2022		95	27,930			
540.00	UT	3.00	3.00	100	2023	2022		100	1,620			
5,178.00	UT	3.00	3.00	100	2023	2022		100	15,534			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		591,153	
TOTAL MARKET OB/XF VALUE		46,284	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		721,437	
SOH/AGL Deduction		11,531	
ASSESSED VALUE		709,906	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		659,184	
TOTAL JUST VALUE		721,437	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		728,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048802	Storage Building	15,000	12/07/2023
000043082	Swimming Pool and	26,000	11/01/2021
000042158	New Residential C	200,000	06/16/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1428/779	1/15/2021	WD Q	V	01	68,000
GRANTOR: DISIMO MICHELE ANN &					
GRANTEE: CAMPBELL JOSHUA					
1350/2187	12/29/2017	WD Q	V	01	100,000
GRANTOR: OAKS OF LAKE CITY, LL					
GRANTEE: MICHELE ANN & DARRI					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=10,0] W6 N23 W17 S17 W41 N17 W18 S45 E13 N5 E5 E40 E6 S8 E12 N8 E6 N17 \$											
FDG=[YR=2025;ORIG=-195,-12] E40 S40 W40 N40 \$											
FGR=[YR=2023;ORIG=34,0] W24 S29 E6 S2 E12 N2 E6 N29 \$											
FOP=[YR=2023;ORIG=-54,-18] E41 S12 W41 N12 \$											
FOP=[YR=2023;ORIG=-54,17] E40 S9 W40 N9 \$											
FUS=[YR=2023;ORIG=51,-27] W5 S4 W6 S25 E11 N29 \$											