

ROBERTS JAMES TERRELL/ROBERTS MELISSA P
550 SW MANDIBA
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 100

Exterior Wall00N/A 0

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LAM/VNLPLK 100

Interior Floor00N/A 0

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3.5 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Condition AdjKitchen Adj0303 100
0101 100

Quality0606

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC18517.0101.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS552100202455270,346

BAS2,54410020242,544324,206

FGR79255202443655,563

FOP40302024121,529

FOP180302024546,882

FOP36830202411014,018

TOTALS4,4763,708472,544

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0100001,580.00UT3.003.00100202420231004,740

20280POOL R/CON01001428392.00UT70.0070.00100202520249826,891

30166CONC, PAVMT010000700.00UT3.003.00100202520241002,100

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

10100CSFRSFR100PRD0.000.001.00LT1.001.001.0070,000.0070,000.0070,000

REVIEW DATE03/07/2024BYHC

Total Acres: 1.97Total Land Value: 70,000Market: 0Agricultural: 0Common: 70,000PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,708116.1090130.04482,18820232023002.0098.00

SINGLE FAM 100% - 2024Heated Area: 3096HX Base Yr 2024

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/14/2024MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE472,544

TOTAL MARKET OB/XF VALUE33,731

TOTAL LAND VALUE - MARKET70,000

TOTAL MARKET VALUE576,275

SOH/AGL Deduction0

ASSESSED VALUE576,275

TOTAL EXEMPTION VALUEHX HB 13576,275

BASE TAXABLE VALUE0

TOTAL JUST VALUE576,275

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE581,097

PERMIT NUMDESCRIPTIONAMTISSUED

000048640Swimming Pool and60,05011/13/2023

000046391New Residential C200,00001/27/2023

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1400/114212/03/2019WDQV0138,000

GRANTOR: ROBERT T & JESSICA ST

GRANTEE: JAMES TERRELL & MEL

1379/15422/25/2019WDQV0127,500

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: ROBERT T & JESSICA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S23 E14 E5 S8 E9 N8 E16 E20 N73 W20 S50 W44 \$
FGR=[YR=2024;ORIG=94,33] S34 E24 N28 W4 N6 W20 \$
BAS=[YR=2024;ORIG=10,10] S23 E24 N23 W24 \$
FOP=[YR=2024;ORIG=34,10] S23 E16 N23 W16 \$
FOP=[YR=2024;ORIG=33,0] S10 E18 N10 W18 \$
FOP=[YR=2024;ORIG=64,33] S8 E5 N8 W5 \$