LOT 20 OAKS OF LAKE CITY PHS 1.
WD 1268-1645, WD 1430-2372,

GOMEZ ALBERT/CARLET LESLIE M
602 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

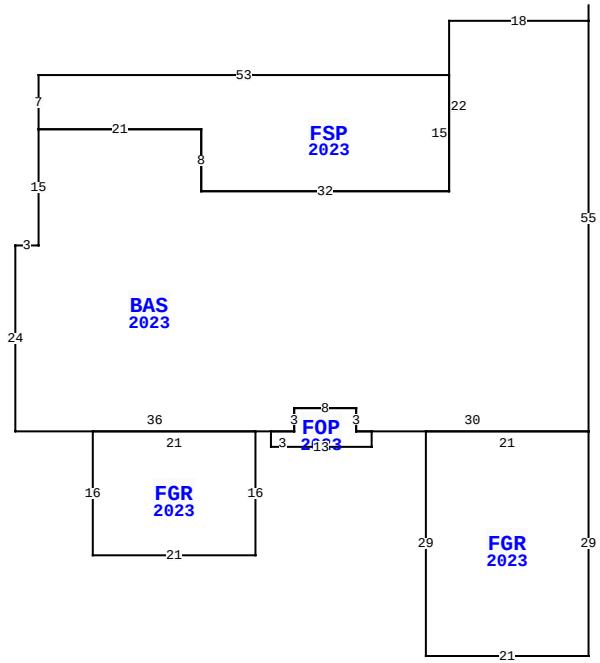
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,823	100	2023	2,823	373,040
FGR	336	55	2023	185	24,447
FGR	609	55	2023	335	44,268
FOP	50	30	2023	15	1,982
FSP	627	40	2023	251	33,168
TOTALS	4,445			3,609	476,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,609	121.6380	136.23	491,654	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2823 HX Base Yr 2023



602 SW MANDIBA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		476,904
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		549,784
SOH/AGL Deduction		142,108
ASSESSED VALUE		407,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		356,954
TOTAL JUST VALUE		549,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042486	New Residential C	200,000	08/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/2372	2/19/2021	WD	Q	V	01	57,000
GRANTOR: JANSSON LINDA						
GRANTEE: GOMEZ ALBERT						
1268/1645	1/23/2014	WD	U	V	31	54,900
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: LINDA JANSSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W18 S22 W32 N8 W21 S15 W3 S24 E36 N3 E8 S3 E30 N55 $
FSP=[YR=2023;ORIG=-8,-13] W53 S7 E21 S8 E32 N15 $
FGR=[YR=2023;ORIG=-11,33] E21 S29 W21 N29 $
FGR=[YR=2023;ORIG=-54,33] E21 S16 W21 N16 $
FOP=[YR=2023;ORIG=-20,30] W8 S3 W3 S2 E13 N2 W2 N3 $
.

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	0	0	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 11/02/2022 BY TW Total Acres: 2.28 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/18/2025 BY SYS