LOT 21 OAKS OF LAKE CITY PHS 1
WD 1351-308, WD 1391-379, WD 149

GARCIA CHRISTOPHER ANTHONY/SCOTT-GARCIA MARY KAY
668 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

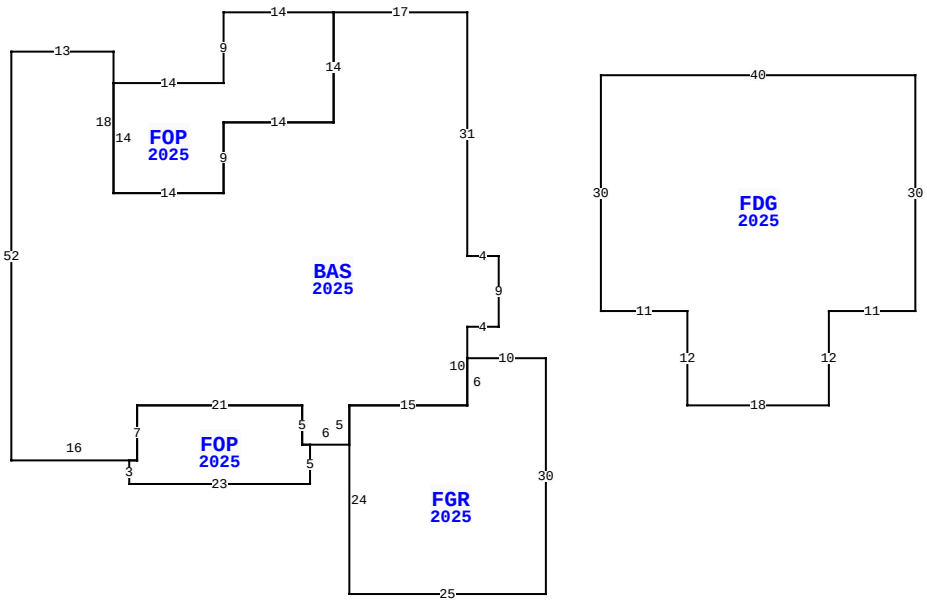
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,495	100	2025	2,495	321,206
FDG	1,416	60	2025	850	109,429
FGR	660	55	2025	363	46,733
FOP	218	30	2025	65	8,368
FOP	392	30	2025	118	15,192
TOTALS	5,181			3,891	500,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,891	116.1090	130.04	505,986	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2495 HX Base Yr 2025



668 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		500,926
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		579,926
SOH/AGL Deduction		71,257
ASSESSED VALUE		508,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		457,947
TOTAL JUST VALUE		579,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049889	Storage Building	115,300	05/21/2024
000049114	New Residential C	600,000	01/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/2561	1/18/2024	LE	U	V	14	100
GRANTOR: GARCIA CHRISTOPHER AN						
GRANTEE: ST. VINCENT'S FOUND						
1495/1959	7/27/2023	WD	Q	V	01	95,000
GRANTOR: KOCK KEVIN K						
GRANTEE: GARCIA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-7,-18] W17 S14 W14 S9 W14 N18 W13 S52 E16 N7 E21 S5 E6 N5 E15 N10 E4 N9 W4 N31 $
FGR=[YR=2025;ORIG=3,26] W10 S6 W15 S24 E25 N30 $
FOP=[YR=2025;ORIG=-24,-18] W14 S9 W14 S14 E14 N9 E14 N14 $
FOP=[YR=2025;ORIG=-28,32] W21 S7 W1 S3 E23 N5 W1 N5 $
FDG=[YR=2025;ORIG=50,-10] W40 S30 E11 S12 E18 N12 E11 N30 $
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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	3,000.00	UT	3.00	3.00	100	2025	2024		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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 06/11/2025 BY JB Total Acres: 2.27 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/18/2025 BY SYS