

LOT 26 OAKS OF LAKE CITY PHS 1.
WD 1351-600, WD 1362-1615, WD 14

MITCHELL REX L/MITCHELL KAREN
807 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-126



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	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

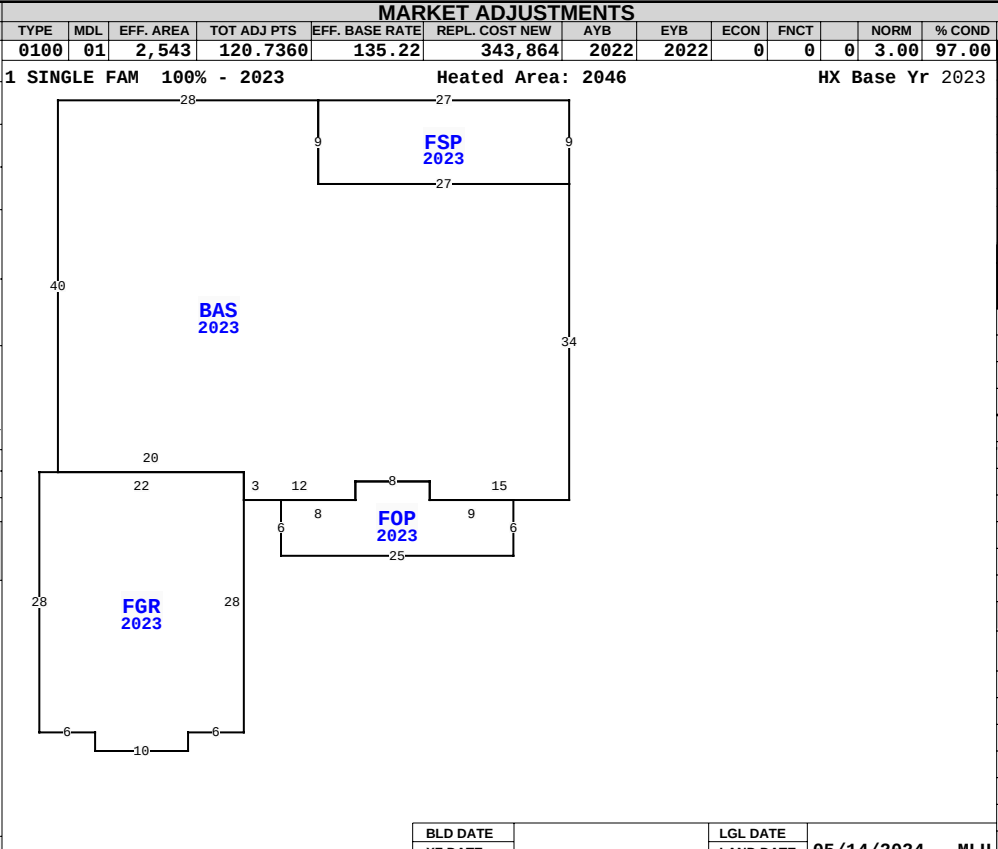
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

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	2,046	100	2023	2,046	268,360
FGR	636	55	2023	350	45,907
FOP	166	30	2023	50	6,558
FSP	243	40	2023	97	12,723
TOTALS	3,091			2,543	333,548

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0			1,080.00	UT	3.00
2	0166	CONC, PAVMT	0	100	0	0			570.00	UT	3.00
3	0280	POOL R/CON	0	100	15	32			480.00	UT	70.00
4	0282	POOL ENCL	0	100	25	42			1,050.00	UT	15.00

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



TOTAL OB/XF											
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		333,548	
TOTAL MARKET OB/XF VALUE		49,470	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		438,018	
SOH/AGL Deduction		53,929	
ASSESSED VALUE		384,089	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		333,367	
TOTAL JUST VALUE		438,018	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,917	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052461	Generator	0	02/28/2025
000045450	Screen Enclosure	19,000	09/14/2022
000044813	Swimming Pool and	66,083	06/27/2022
000043605	New Residential C	504,300	01/28/2022
000039873	New Residential C	250,000	04/30/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1455/1477	12/20/2021	WD	Q	V	01
GRANTOR: BRYAN ZECHER HOMES IN					
GRANTEE: MITCHELL REX L					
1447/2141	9/14/2021	WD	U	V	11
GRANTOR: EXODUS 4, LLC					
GRANTEE: BRYAN ZECHER HOMES					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=90,10] W27 N9 W28 S40 E20 S3 E12 N2 E8 S2 E15 N34 \$											
FGR=[YR=2023;ORIG=55,41] W22 S28 E6 S2 E10 N2 E6 N28 \$											
FSP=[YR=2023;ORIG=63,1] E27 S9 W27 N9 \$											
FOP=[YR=2023;ORIG=84,44] W9 N2 W8 S2 W8 S6 E25 N6 \$											