LOT 27 OAKS OF LAKE CITY PHS 1
WD 1041-2290, WD 1303-2375, WD 1

COMBS ROBERT STEVEN/O'BRIEN-COMBS COLLEEN NOELLE
831 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-127

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07

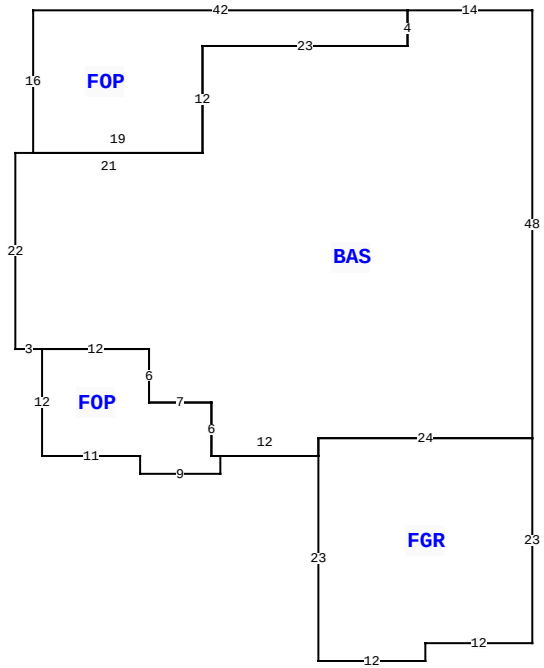
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100		2,202	296,386
FGR	576	55		317	42,668
FOP	204	30		61	8,211
FOP	396	30		119	16,018
TOTALS	3,378			2,699	363,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,699	127.8508	143.19	386,470	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 2202 HX Base Yr 2023



831 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		363,282
TOTAL MARKET OB/XF VALUE		63,094
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		481,376
SOH/AGL Deduction		18,629
ASSESSED VALUE		462,747
TOTAL EXEMPTION VALUE	HX HB 13	462,747
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		481,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047803	Screen Enclosure	22,000	08/01/2023
39235	POOL	0	02/03/2020
38936	SFR	0	11/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/50	12/10/2024	LE	U	I	14	100
GRANTOR: COMBS ROBERT STEVEN (						
GRANTEE: O'BRIEN HEATHER LYN						
1473/2468	8/22/2022	WD	Q	I	01	540,000
GRANTOR: HAMRICK ANDREW C						
GRANTEE: COMBS ROBERT STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W42 S16 E19 N12 E23 N4$ S4 W23 S12 W21 S22 E3 FOP= S12 E11 S2 E9 N2 W1 N6 W7 N6 W12$ E12 S6 E7 S6 E12 FGR= S23 E12 N2 E12 N23 W24 S2$ N2 E24 N48$.

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	0280	POOL R/CON	0	100	18	30	540.00	UT	70.00	70.00	100	2020	2020	3	91	34,398	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	2,078.00	UT	2.25	2.25	100	2020	2020	3	100	4,676	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
5	0282	POOL ENCL	0	100	29	43	1,247.00	UT	15.00	15.00	100	2024	2023		85	15,899	
6	0166	CONC,PAVMT	0	100	0	0	707.00	UT	3.00	3.00	100	2024	2023		100	2,121	

LAND DESCRIPTION

TOTAL OB/XF 63,094

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	55,000.00	55,000.00	55,000							

REVIEW DATE 09/27/2022 BY ME Total Acres: 1.03 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS