LOTS 34 & 35 OAKS OF LAKE CITY P
WD 1169-886, WD 1233-1343, WD 12

SHAW JUSTIN CALE/HOWELL SARAH O
1047 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07

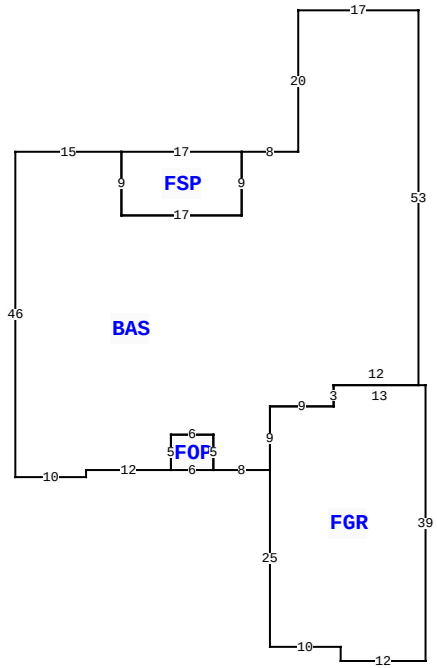
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,507	100		2,507	321,411
FGR	811	55		446	57,180
FOP	30	30		9	1,153
FSP	153	40		61	7,821
TOTALS	3,501			3,023	387,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,023	134.6661	150.83	455,959	2012	2015	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2025 Heated Area: 2507 HX Base Yr



1047 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	387,565
TOTAL MARKET OB/XF VALUE	5,322
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	502,887
SOH/AGL Deduction	0
ASSESSED VALUE	502,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,887
TOTAL JUST VALUE	502,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	489,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30221	SFR	1,005	06/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1533	6/27/2025	WD	Q	I	01	675,000
GRANTOR: HEEKE ROBERT G						
GRANTEE: SHAW JUSTIN CALE						
1394/0960	9/10/2019	WD	Q	I	01	372,000
GRANTOR: RICHARD & ANITA MATTE						
GRANTEE: ROBERT G & JANET N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S20 W8 FSP= W17 S9 E17 N9$ S9 W17 N9 W15 S46 E10 N1 E12 FOP= E6 N5 W6 S5 $ N5 E6 S5 E8 FGR= S25 E10 S2 E12 N39 W13 S3 W9 S9$ N9 E9 N3 E12 N53$.

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	0	0	0	2,661.00	UT	2.00	2.00	100	2012	2012	3	100	5,322	

LAND DESCRIPTION

TOTAL OB/XF 5,322

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	0		PRD	0.00	0.00	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							

REVIEW DATE 09/08/2025 BY TP Total Acres: 2.02 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2025 BY SYS