LOTS 38 & 39 OAKS OF LAKE CITY P
WD 1185-879, WD 1234-1836, WD 13

SERRAS STEVEN
1167 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

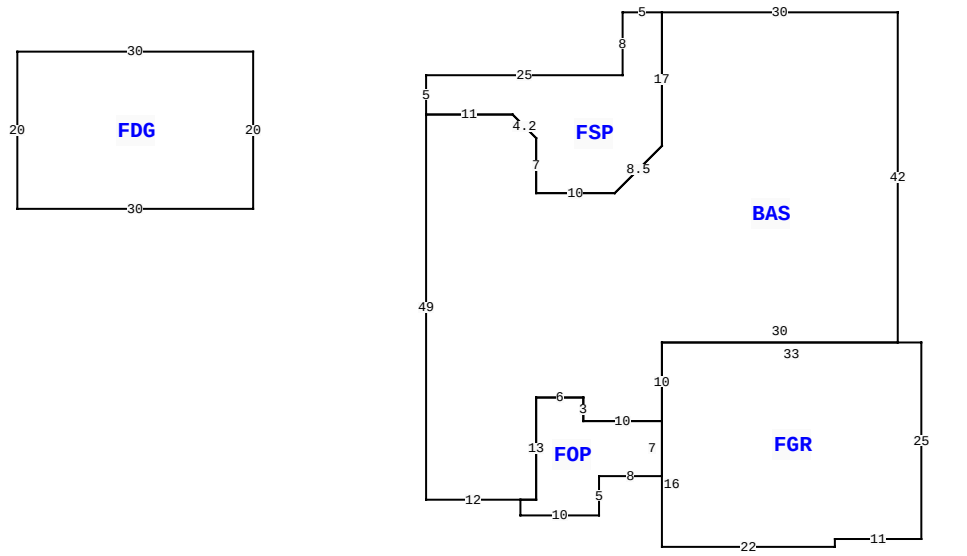
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100		2,406	287,572
FDG	600	60		360	43,028
FGR	847	55		466	55,698
FOP	174	30		52	6,215
FSP	337	40		135	16,135
TOTALS	4,364			3,419	408,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,419	124.0921	138.98	475,173	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2020 Heated Area: 2406 HX Base Yr 2020



1167 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		408,649
TOTAL MARKET OB/XF VALUE		9,541
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		528,190
SOH/AGL Deduction		149,311
ASSESSED VALUE		378,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,157
TOTAL JUST VALUE		528,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39571	STORAGE BLDG		04/08/2020
28698	SFR	1,083	06/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/2632	10/10/2019	WD	Q	I	01	358,000
GRANTOR: THOMAS F & MARTHA H P						
GRANTEE: STEVEN SERRAS						
1234/1836	5/07/2012	WD	Q	V	01	30,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: THOMAS & MARTHA H P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S17 D6L6 W10 N7 U3L3 W11 S49 E12 E2 N13 E6 S3 E10 N10 E30 N42 $
FGR=[ORIG=-30,52] S16 E22 N1 E11 N25 W33 S10 $
FSP=[ORIG=-30,0] W5 S8 W25 S5 E11 D3R3 S7 E10 U6R6 N17 $
FOP=[ORIG=-48,62] S2 E10 N5 E8 N7 W10 N3 W6 S13 W2 $
FDG=[ORIG=-112,5] E30 S20 W30 N20 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	4,088.00	UT	1.60	1.60	100	2011	2011	3	100	6,541	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 9,541

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							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/09/2020 BY BC Total Acres: 2.01 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/18/2025 BY SYS