LOT 58 OAKS OF LAKE CITY PHS 2.
WD 1315-1914, WD 1350-1441,

SPARKS JACOB D/SPARKS GRACE A
1474 SW MANDIBA DRIVE
LAKE CITY, FL 32024

2026

18-5S-17-09280-158

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

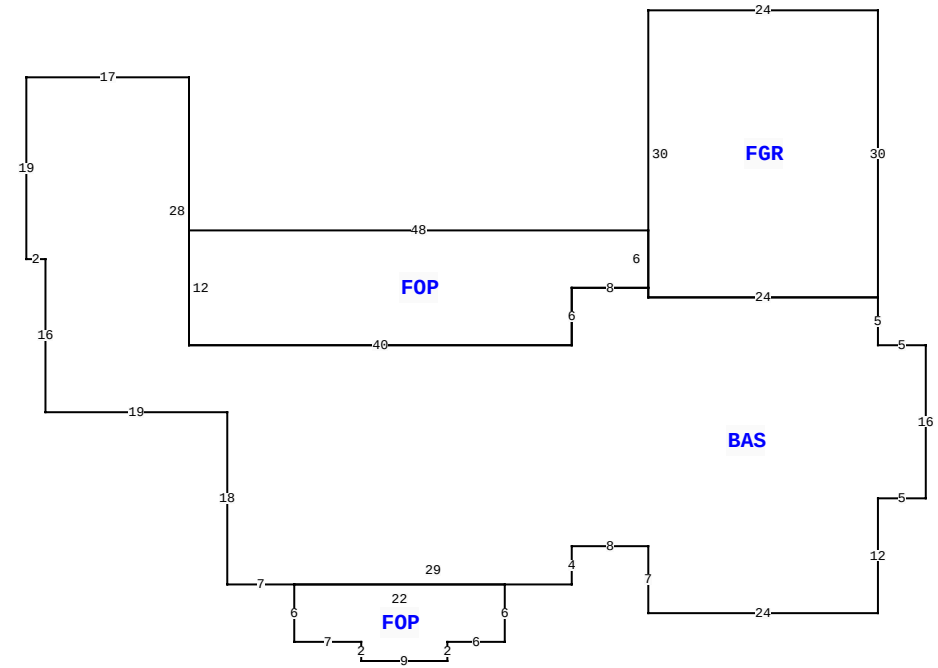
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,579	100		2,579	356,614
FGR	720	55		396	54,757
FOP	150	30		45	6,223
FOP	528	30		158	21,847
TOTALS	3,977			3,178	439,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,178	134.2000	150.30	477,653	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2021 Heated Area: 2579 HX Base Yr 2021



1474 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		439,441
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		592,541
SOH/AGL Deduction		242,906
ASSESSED VALUE		349,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,913
TOTAL JUST VALUE		592,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34671	SFR	1,104	11/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1441	11/15/2017	WD	Q	I	01	324,000
GRANTOR: ABRAM B & ANGELA D HU						
GRANTEE: JACOB D & GRACE A S						
1315/1914	5/26/2016	WD	Q	V	01	45,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: ABRAM B & ANGELA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N5 FGR= N30 W24 S30 E24$ W24 N1 FOP= N6 W48 S12 E40 N6 E8$ W8 S6 W40 N28 W17 S19 E2 S16 E19 S18 E7 FOP= S6 E7 S2 E9 N2 E6 N6 W22$ E29 N4 E8 S7 E24 N12 E5 N16$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	5,550.00	UT	2.00	2.00	100	2017	2017	3	100	11,100	

LAND DESCRIPTION

TOTAL OB/XF 13,100

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	140,000.00	140,000.00	140,000							

REVIEW DATE 08/29/2017 BY BC Total Acres: 4.50 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/18/2025 BY SYS