LOT 60 OAKS OF LAKE CITY PHS 2.
WD 1254-448, WD 1258-49, WD 1433

LEECH MARTIN JOHN/LEECH ALEXANDRA
1316 SW MADIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-160

COLUMBIA COUNTY PROPERTY

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		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

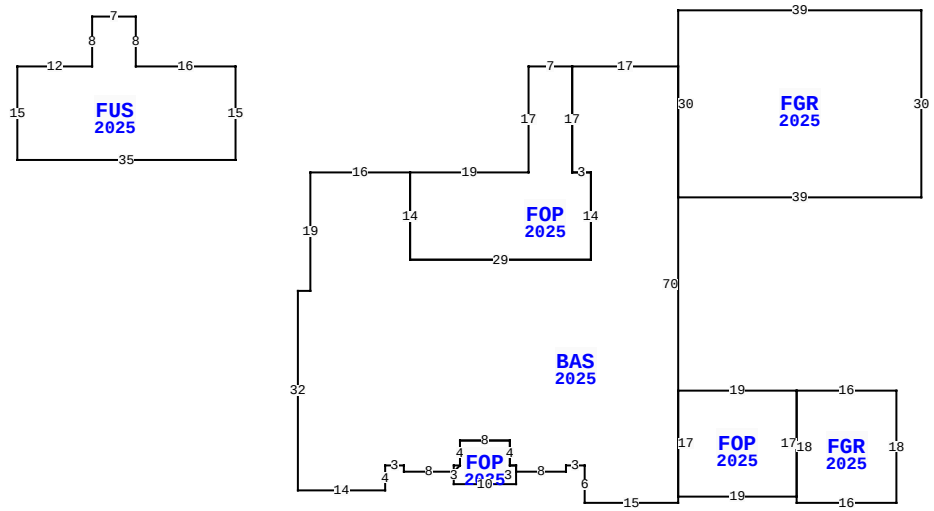
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,843	100	2025	2,843	384,301
FGR	288	55	2025	158	21,357
FGR	1,170	55	2025	644	87,053
FOP	62	30	2025	19	2,568
FOP	323	30	2025	97	13,112
FOP	525	30	2025	158	21,357
FUS	581	100	2025	581	78,537
TOTALS	5,792			4,500	608,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,500	121.9144	136.54	614,430	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 3424 HX Base Yr



1316 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	608,286
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	754,286
SOH/AGL Deduction	0
ASSESSED VALUE	754,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	754,286
TOTAL JUST VALUE	754,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	760,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046634	New Residential C	200,000	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1409	8/02/2022	WD	Q	V	01	175,000

GRANTOR: MILLENIA CAPITAL INC
GRANTEE: LEECH MARTIN JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=71,10] W17 S17 E3 S14 W29 N14 W16 S19 W2 S32 E14 N4 E3 S1 E8 U1R1 N4 E8 S4 E1 S1 E8 N1 E3 S6 E15 N70 $
FGR=[YR=2025;ORIG=71,1] E39 S30 W39 N30 $
FUS=[YR=2025;ORIG=0,10] W16 N8 W7 S8 W12 S15 E35 N15 $
FOP=[YR=2025;ORIG=54,10] W7 S17 W19 S14 E29 N14 W3 N17 $
FOP=[YR=2025;ORIG=71,62] E19 S17 W19 N17 $
FGR=[YR=2025;ORIG=90,62] E16 S18 W16 N18 $
FOP=[YR=2025;ORIG=44,70] W8 S4 W1 S3 E10 N3 W1 N4 $
.

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	2,000.00	UT	3.00	3.00	100	2025	2024		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 11/07/2024 BY HC Total Acres: 4.50 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/18/2025 BY SYS