LOT 61 OAKS OF LAKE CITY PHASE

WD 1318-1266, WD 1429-198,

SHELLEY DANIEL P/SHELLEY RACHEL D
1218 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-161

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

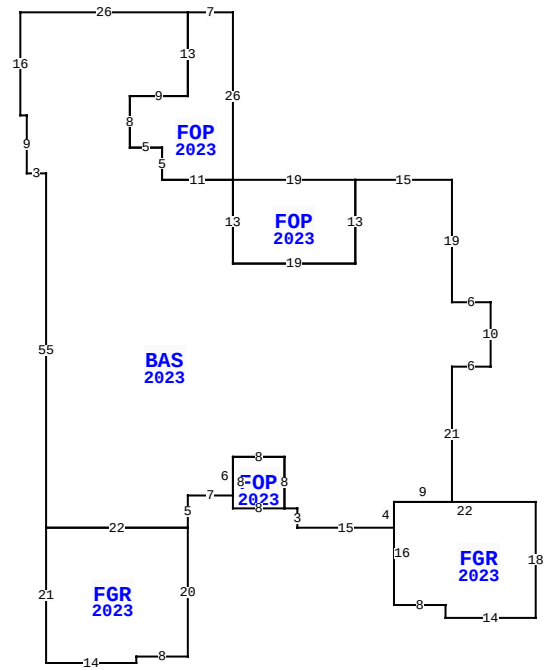
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,621	100	2023	3,621	465,916
FGR	380	55	2023	209	26,892
FGR	454	55	2023	250	32,168
FOP	64	30	2023	19	2,444
FOP	247	30	2023	74	9,522
FOP	274	30	2023	82	10,551
TOTALS	5,040			4,255	547,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,255	118.4370	132.65	564,426	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 3621 HX Base Yr 2023



1218 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		547,493
TOTAL MARKET OB/XF VALUE		50,703
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		680,696
SOH/AGL Deduction		124,131
ASSESSED VALUE		556,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		505,843
TOTAL JUST VALUE		680,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053886	New Residential C	150,000	08/21/2025
000044686	Screen Enclosure	19,000	06/15/2022
000043922	Swimming Pool and	106,675	03/14/2022
000043005	New Residential C	737,000	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/198	1/28/2021	WD	Q	V	01	65,000
GRANTOR: SCHILLING TARA						
GRANTEE: SHELLEY DANIEL P						
1318/1266	7/12/2016	WD	Q	V	01	30,000
GRANTOR: OAKS OF LAKE CITY						
GRANTEE: TARA & GREGORY SCHI						

BUILDING NOTES

EXTRA FEATURES

L N	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	100	0	0	1,830.00	UT	3.00	3.00	100	2023	2022		100	5,490	
2	0280	POOL R/CON	0	100	0	0	498.00	UT	70.00	70.00	100	2023	2022		95	33,117	
3	0282	POOL ENCL	0	100	28	36	1,008.00	UT	15.00	15.00	100	2023	2022		80	12,096	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,30] W15 S13 W19 N13 W11 N5 W5 N8 E9 N13 W26 S16 E1 S9 E3 S55 E22 N5 E7 N6 E8 S8 E2 S3 E15 N4 E9 N21 E6 N10 W6 N19 $
FGR=[YR=2023;ORIG=39,84] W22 S21 E14 N1 E8 N20 $
FOP=[YR=2023;ORIG=46,4] W7 S13 W9 S8 E5 S5 E11 N26 $
FOP=[YR=2023;ORIG=46,30] E19 S13 W19 N13 $
FOP=[YR=2023;ORIG=46,73] E8 S8 W8 N8 $
FGR=[YR=2023;ORIG=93,80] W22 S16 E8 S2 E14 N18 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,703

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.50	55,000.00	82,500.00	82,500							

REVIEW DATE 11/02/2022 BY TW Total Acres: 1.99 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 11/18/2025 BY SYS