LOT 64 OAKS OF LAKE CITY PHASE 2
WD 1351-600, WD 1456-1475,

MOURAS DENNIS JAMES/MOURAS REBECCA JANE
1146 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-164

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

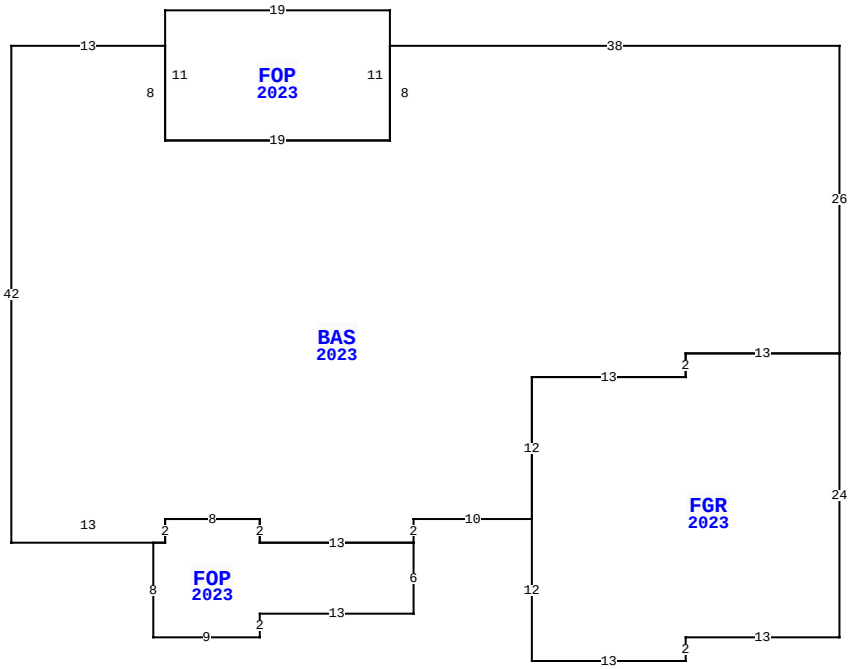
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,362	100	2023	2,362	318,125
FGR	624	55	2023	343	46,197
FOP	166	30	2023	50	6,735
FOP	209	30	2023	63	8,486
TOTALS	3,361			2,818	379,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,818	123.9700	138.85	391,279	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2362 HX Base Yr 2023



1146 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		379,541
TOTAL MARKET OB/XF VALUE		31,770
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		466,311
SOH/AGL Deduction		26,345
ASSESSED VALUE		439,966
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		389,244
TOTAL JUST VALUE		466,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044746	Swimming Pool and	80,000	06/22/2022
000042056	New Residential C	300,000	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/1475	1/06/2022	WD	Q	I	01	439,900
GRANTOR: M F BUTLER HOMES LLC						
GRANTEE: MOURAS DENNIS JAMES						
1351/0600	1/08/2018	WD	Q	V	05	135,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: M F BUTLER HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W38 S8 W19 N8 W13 S42 E13 N2 E8 S2 E13 N2 E10 N12 E13 N2 E13 N26 $
FGR=[YR=2023;ORIG=90,36] W13 S2 W13 S12 S12 E13 N2 E13 N24 $
FOP=[YR=2023;ORIG=33,7] E19 S11 W19 N11 $
FOP=[YR=2023;ORIG=54,52] W13 N2 W8 S2 W1 S8 E9 N2 E13 N6 $
.

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	100	0	0	1,280.00	UT	3.00	3.00	100	2023	2022		100	3,840	
2	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2023	2022		95	27,930	

LAND DESCRIPTION

TOTAL OB/XF 31,770

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							

REVIEW DATE 01/31/2023 BY TW Total Acres: 1.03 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS