

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	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		2.5 100
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
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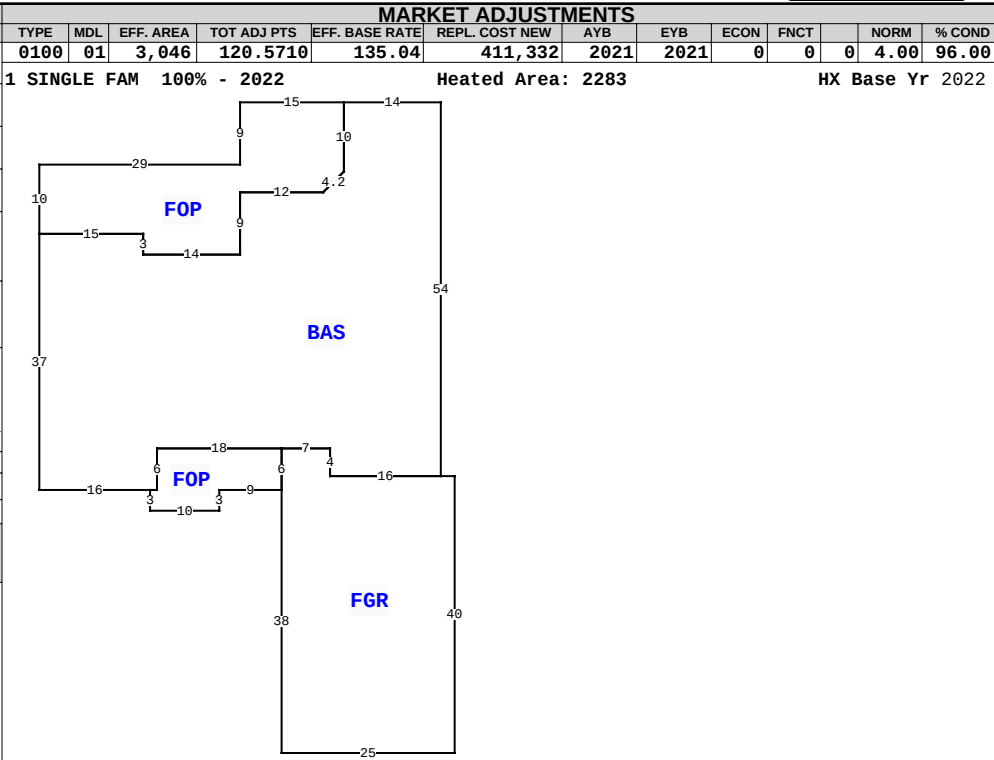
NEIGHBORHOOD/LOC	18517.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100		2,283	295,964
FGR	1,028	55		565	73,246
FOP	138	30		41	5,316
FOP	523	30		157	20,353

TOTALS	3,972			3,046	394,879
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1,380.00	UT	3.00	
2	0280	POOL R/CON	0 100	32	15	480.00	UT	70.00	
3	0282	POOL ENCL	0 100	42	25	1,050.00	UT	9.00	
4	0282	POOL ENCL	0 100	25	42	1,050.00	UT	15.00	
5	0166	CONC, PAVMT	0 100	0	0	840.00	UT	3.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		PRD	0.00	0.00	1.00



1000 SW MANDIBA DR, LAKE CITY

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,046	120.5710	135.04	411,332	2021	2021	0	0
1 SINGLE FAM 100% - 2022 Heated Area: 2283 HX Base Yr 2022									
COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					394,879				
TOTAL MARKET OB/XF VALUE					57,596				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					507,475				
SOH/AGL Deduction					48,726				
ASSESSED VALUE					458,749				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					408,027				
TOTAL JUST VALUE					507,475				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					513,520				

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1432/1053	3/10/2021	WD Q	V 03
GRANTOR: EXODUS 4 LLC			
GRANTEE: FORBES JOHN DEE			
1402/0107	12/19/2019	WD Q	V 05
GRANTOR: OAKS OF LAKE CITY LLC			
GRANTEE: EXODUS 4 LLC			

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=60,20] S37 E16 E1 N6 E18 E7 S4 E16 N54 W14 S10 D3L3 W12 S9 W14 N3 W15 \$									
FOP=[ORIG=60,10] S10 E15 S3 E14 N9 E12 U3R3 N10 W15 S9 W29 \$									
FOP=[ORIG=76,57] S3 E10 N3 E9 N6 W18 S6 W1 \$									
FGR=[ORIG=95,51] S6 S38 E25 N40 W2 W16 N4 W7 \$									