LOT 70 OAKS OF LAKE CITY PHASE 2

WD 1402-107, QC 1431-2469, WD 14

ELLIOT KARYN D
970 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-170

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

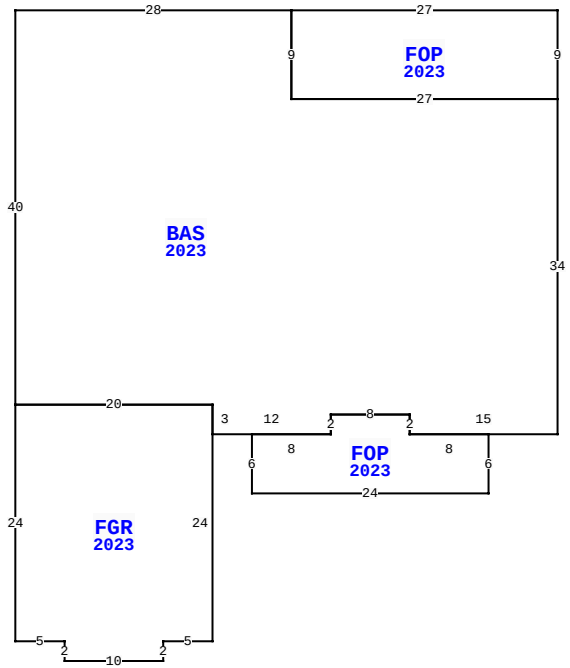
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,046	100	2023	2,046	271,099
FGR	500	55	2023	275	36,438
FOP	160	30	2023	48	6,360
FOP	243	30	2023	73	9,673
TOTALS	2,949			2,442	323,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	121.9680	136.60	333,577	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2046 HX Base Yr 2023



970 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		323,570
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		382,410
SOH/AGL Deduction		27,865
ASSESSED VALUE		354,545
TOTAL EXEMPTION VALUE	HX HB VX 13	354,545
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		382,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042266	New Residential C	365,500	07/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/647	7/31/2024	LE	U	I	14	100
GRANTOR: ELLIOT KARYN D						
GRANTEE: ELLIOT KARYN D (LE)						
1437/1974	5/13/2021	WD	U	V	37	30,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: ELLIOT KARYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-20] W27 N9 W28 S40 E20 S3 E12 N2 E8 S2 E15 N34 $
FGR=[YR=2023;ORIG=-55,11] S24 E5 S2 E10 N2 E5 N24 W20 $
FOP=[YR=2023;ORIG=0,-29] W27 S9 E27 N9 $
FOP=[YR=2023;ORIG=-31,14] S6 E24 N6 W8 N2 W8 S2 W8 $
.

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	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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 12/13/2022 BY HC Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS