LOT 71 OAKS OF LAKE CITY PHASE 2
WD 1351-600, WD 1422-319, WD 149

FISHER MARK H/FISHER SANDRA D
952 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-171

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

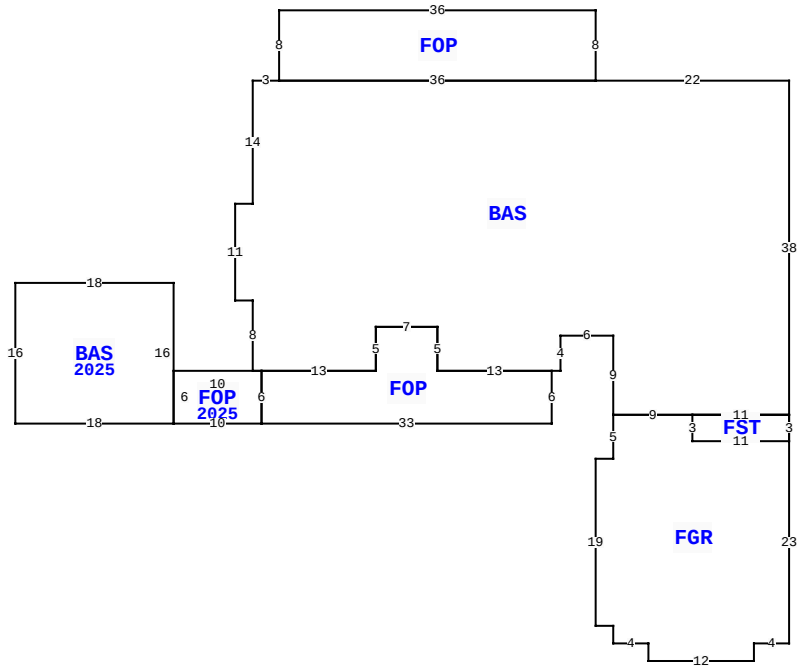
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	08	08
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	2,076	100		2,076	339,102
BAS	288	100	2025	288	47,043
FGR	582	55		320	52,270
FOP	233	30		70	11,435
FOP	288	30		86	14,048
FOP	60	30	2025	18	2,940
FST	33	55		18	2,940
TOTALS	3,560			2,876	469,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,876	151.9195	170.15	489,351	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 2364 HX Base Yr 2024



952 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		469,777
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		528,017
SOH/AGL Deduction		193,405
ASSESSED VALUE		334,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,890
TOTAL JUST VALUE		528,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048803	Additions	22,000	12/07/2023
41089	SFR		12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/234	8/24/2023	WD	Q	I	01	575,000
GRANTOR: MCNUTT BRUCE						
GRANTEE: FISHER MARK H						
1422/0319	10/15/2020	WD	Q	V	01	24,900
GRANTOR: M F BUTLER HOMES LLC						
GRANTEE: BRUCE & SUSAN MCNUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,-20] S14 W2 S11 E2 S8 E1 E13 N5 E7 S5 E13 E1 N4 E6 S9 E9 E11 N38 W22 W36 W3 $
FGR=[ORIG=11,18] S5 W2 S19 E2 S2 E4 S2 E12 N2 E4 N23 N3 W11 W9 $
FOP=[ORIG=-27,-28] S8 E36 N8 W36 $
BAS=[YR=2025;ORIG=-57,3] E18 S16 W18 N16 $
FOP=[ORIG=-29,13] S6 E33 N6 W13 N5 W7 S5 W13 $
FST=[ORIG=20,21] N3 E11 S3 W11 $
FOP=[YR=2025;ORIG=-39,13] E10 S6 W10 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	1,080.00	UT	3.00	3.00	100	2022	2021		100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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 07/08/2024 BY HC Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS