LOT 73 OAKS OF LAKE CITY PHASE 2

WD 1350-1285, WD 1385-1472, DC 1

STEWART JIMMY
902 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-173

BUILDING CHARACTERISTICS

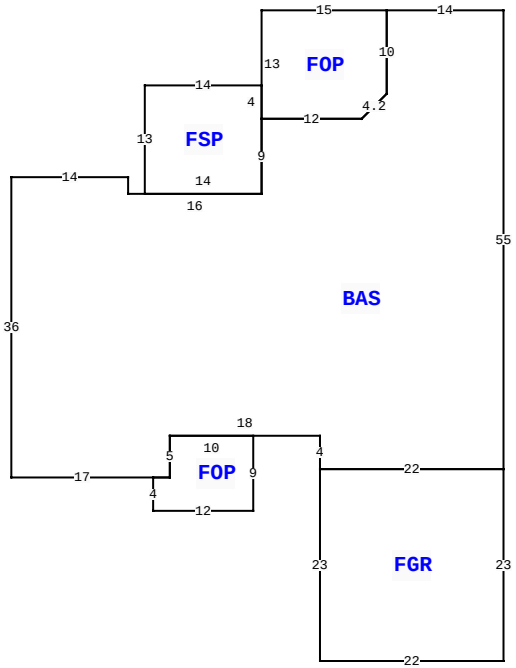
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
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	2,370	100		2,370	328,823
FGR	506	55		278	38,571
FOP	98	30		29	4,023
FOP	191	30		57	7,908
FSP	182	40		73	10,129
TOTALS	3,347			2,807	389,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	131.7855	147.60	414,313	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2370 HX Base Yr 2020



902 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		389,454
TOTAL MARKET OB/XF VALUE		4,581
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		449,035
SOH/AGL Deduction		173,358
ASSESSED VALUE		275,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,955
TOTAL JUST VALUE		449,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36457	SFR	1,160	03/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1424	10/12/2022	LE	U	I	14	100
GRANTOR: STEWART JIMMY						
GRANTEE: STEWART JIMMY (ENH						
1385/1472	5/30/2019	WD	Q	I	01	354,000
GRANTOR: EXODUS 4 LLC						
GRANTEE: JIMMY & JOAN STEWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W15 S13 E12 R3 U3 N10$ S10 D3 L3 W12 FSP= N4 W14 S13 E14 N9$ S9 W16 N2 W14 S36 E17 FOP= S4 E12 N9 W10 S5 W2$ E2 N5 E18 S4 FGR= S23 E22 N23 W22$ E22 N55$.

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	2,036.00	UT	2.25	2.25	100	2019	2019	3	100	4,581	

LAND DESCRIPTION

TOTAL OB/XF 4,581

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 07/18/2019 BY JH Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS