

LOT 74 OAKS OF LAKE CITY PHASE
WD 1335-752, WD 1348-1724, WD 13

DRAWDY LANCE WADE/DRAWDY KELSEE ALEXA
874 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-174

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	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	01	01 100

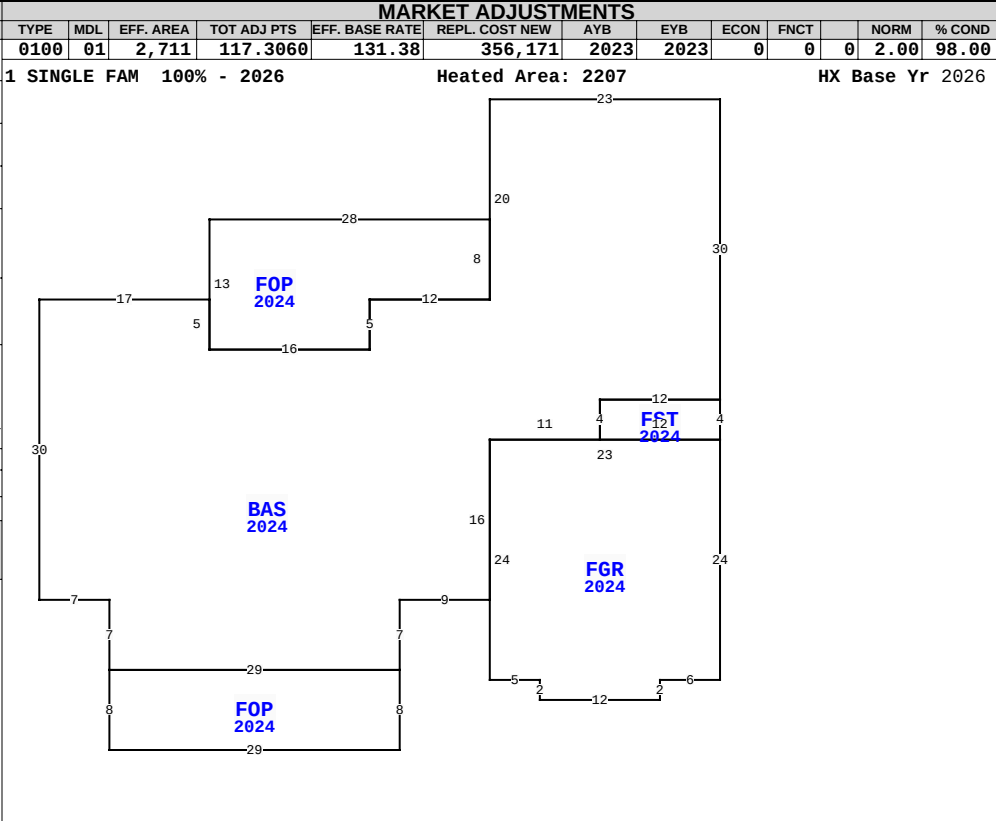
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2024	2,207	284,157
FGR	576	55	2024	317	40,814
FOP	232	30	2024	70	9,013
FOP	304	30	2024	91	11,717
FST	48	55	2024	26	3,348

TOTALS	3,367			2,711	349,048
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	2,000.00	UT	3.00	3.00
2	0280	POOL R/CON	0 100	30	15	450.00	UT	70.00	70.00
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,500.00	1,500.00

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



874 SW MANDIBA DR, LAKE CITY	BLD DATE	LGL DATE	05/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2,000.00	UT	3.00	3.00	100	2024	2023		100	6,000	
2	0280	POOL R/CON	0 100	30	15	450.00	UT	70.00	70.00	100	2024	2023		98	30,870	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

TOTAL OB/XF										38,370						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		349,048			
TOTAL MARKET OB/XF VALUE		38,370			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		442,418			
SOH/AGL Deduction		0			
ASSESSED VALUE		442,418			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		391,696			
TOTAL JUST VALUE		442,418			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		445,979			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046514	Swimming Pool and	63,500	02/13/2023
000041852	New Residential C	200,000	05/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1435/1602	3/26/2021	WD Q	Q	V	01
GRANTOR: WELLS JAMES A & CAROL					
GRANTEE: DRAWDY LANCE WADE					
1391/1697	8/14/2019	WD Q	Q	V	01
GRANTOR: MF BUTLER HOMES LLC					
GRANTEE: JAMES A & CAROLYN D					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=20,-10] W23 S20 W12 S5 W16 N5 W17 S30 E7 S7 E29 N7 E9 N16 E11 N4 E12 N30 \$									
FOP=[YR=2024;ORIG=-3,2] W28 S13 E16 N5 E12 N8 \$									
FOP=[YR=2024;ORIG=-12,47] W29 S8 E29 N8 \$									
FST=[YR=2024;ORIG=20,20] W12 S4 E12 N4 \$									
FGR=[YR=2024;ORIG=20,24] W23 S24 E5 S2 E12 N2 E6 N24 \$									