LOT 76 OAKS OF LAKE CITY PHASE 2
WD 1402-107, WD 1422-143, WD 145

PEURRUNG VICTORIA Y
794 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-176

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

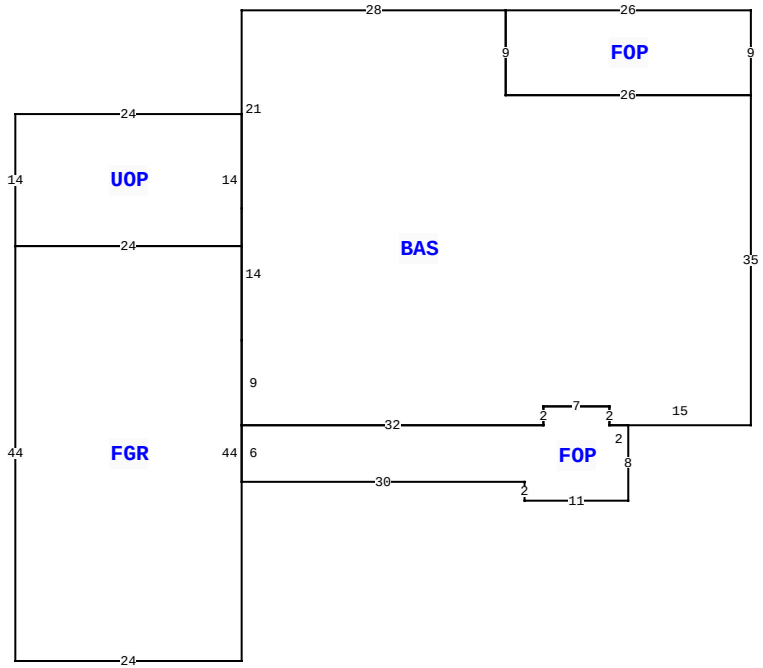
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,128	100		2,128	273,420
FGR	1,056	55		581	74,651
FOP	234	30		70	8,994
FOP	282	30		85	10,921
UOP	336	20		67	8,608
TOTALS	4,036			2,931	376,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,931	119.5040	133.84	392,285	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2128 HX Base Yr 2022



794 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		376,594
TOTAL MARKET OB/XF VALUE		4,380
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		435,974
SOH/AGL Deduction		54,431
ASSESSED VALUE		381,543
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		330,821
TOTAL JUST VALUE		435,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40842	SFR	0	11/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/445	11/22/2021	WD	Q	I	01	455,000
GRANTOR: REITER GARY L						
GRANTEE: PEURRUNG VICTORIA Y						
1422/0143	10/13/2020	WD	Q	V	01	28,000
GRANTOR: EXODUS 4 LLC						
GRANTEE: GARY L REITER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,10] W26 N9 W28 S21 S14 S9 E32 N2 E7 S2 E15 N35 $
FGR=[ORIG=2,26] E24 S44 W24 N44 $
UOP=[ORIG=2,12] E24 S14 W24 N14 $
FOP=[ORIG=67,45] W2 N2 W7 S2 W32 S6 E30 S2 E11 N8 $
FOP=[ORIG=54,1] E26 S9 W26 N9 $
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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	1,460.00	UT	3.00	3.00	100	2022	2021		100	4,380	

LAND DESCRIPTION

TOTAL OB/XF 4,380

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 12/01/2021 BY HC Total Acres: 0.99 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS