

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		32	HARDIE BRD 100		0100	01	2,642	115.2480	129.08	341,029	2023	2023		0	0	2.00	98.00	VALUATION BY																										
Exterior Wall		00	N/A 0		1 SINGLE FAM 100% - 2024										Heated Area: 2178										HX Base Yr 2024										STANDARD									
Roof Structur		08	IRREGULAR 100												Tax Group: 3										Tax Dist:																			
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										334,208																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										2,940																			
Interior Floo		13	LAM/VNLPLK 100												TOTAL LAND VALUE - MARKET										55,000																			
Interior Floo		00	N/A 0												TOTAL MARKET VALUE										392,148																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										29,485																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										362,663																			
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,722																	
Bathrooms			2 100												BASE TAXABLE VALUE										311,941																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										392,148																			
Stories		1.	1. 100		NCON VALUE										0																													
Units			0 100		INCOME VALUE																																							
Condition Adj		03	03 100		BAS 2024										PREVIOUS YEAR MKT VALUE										395,559																			
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	2,178	100	2024	2,178	275,513																																							
FGR	577	55	2024	317	40,100																																							
FOP	243	30	2024	73	9,235																																							
FOP	248	30	2024	74	9,361																																							
TOTALS		3,246			2,642	334,208																																						
EXTRA FEATURES					766 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	980.00	UT	3.00	3.00	100	2024	2023		100	2,940																													