

A PRCL IN SEC 7 & 18 DESC AS:
 COMM NE COR OF SEC 18, RUN W 131
 117.79 FT, W 686.53 FT, W 1273.1

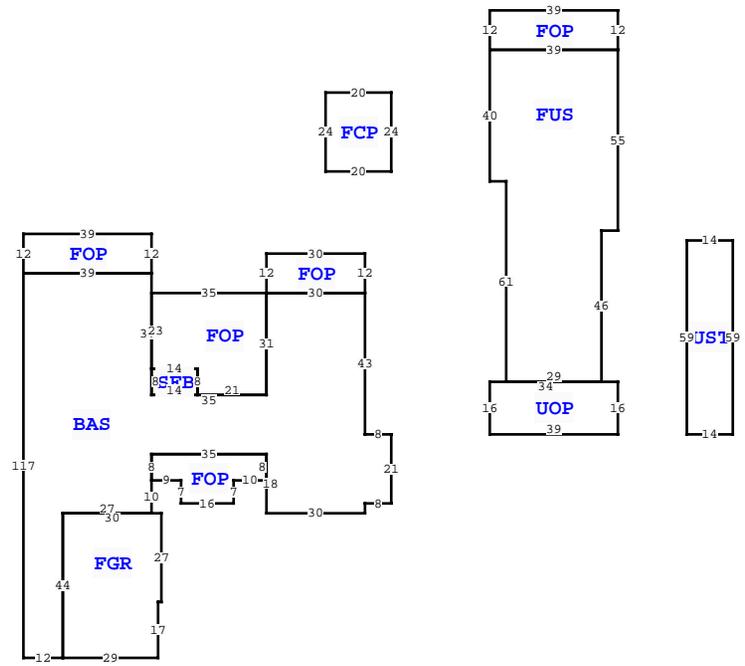
SPARKS MICHAEL ANTHONY/MUSANTE TONI ANN
 1628 SW MANDIBA DR
 LAKE CITY, FL 32024

2026

07-5S-17-09157-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 80	
Interior Floo	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Architectual Units	05	CONV 100	
Kitchen Adjus	04	04 100	
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,183	100	
FCP	480	25	
FGR	1,303	55	
FOP	360	30	
FOP	392	30	
FOP	468	30	
FOP	468	30	
FOP	973	30	
FUS	3,404	100	
SFB	112	80	
TOTALS	15,593		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	EXCEPT SFR	0%	- 2023								
Heated Area: 9699						HX Base Yr					



** This building has 12 Sub-Areas
 1628 SW MANDIBA DR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	2,036,876		
TOTAL MARKET OB/XF VALUE	494,863		
TOTAL LAND VALUE - MARKET	1,203,800		
TOTAL MARKET VALUE	2,662,645		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,662,645		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,662,645		
TOTAL JUST VALUE	3,735,539		
NCON VALUE	5,700		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	3,667,216		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052085	Generator	0	01/16/2025
000052084	Generator	0	01/16/2025
000049880	Electrical Servic	0	05/20/2024
36326	STORAGE	231	02/14/2018
32983	POOL	280	05/14/2015
32639	SFR	3,636	01/22/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1601	1/24/2022	WD	U	I	43	3,400,000
GRANTOR: LINTON MICAH & LEAH						
GRANTEE: SPARKS MICHAEL ANTH						
1457/1599	1/24/2022	WD	U	I	43	850,000
GRANTOR: LINTON FARM & CATTLE,						
GRANTEE: SPARKS MICHAEL ANTH						

EXTRA FEATURES	
L N	OB/XF CODE
1	0280
2	0030
3	0260
4	0169
5	0166
6	0166
7	0180
8	0300
9	0104
10	0104

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W8 N43 FOP= N12 W30 S12 E30\$ W30 FOP= W35 S23 SFB= S8 E14 N8 W14\$ E14 S8 E21 N31\$ S31 W35 N37 FOP= N12 W39 S12 E39\$ W39 S117 E12 FGR= E29 N17 E1 N27 W30 S44 \$ N44 E27 N10 POP= E9 S7 E16 N7 E10 N8 W35 S8\$ N8 E35 S18 E30 N3 E8 N21\$ PTR= N80 FCP= N24 W20 S24 E20\$ S80\$ PTR= E30 UOP= E39 N16 W5 FUS= N46 E5 N55 FOP= N12 W39 S12 E39\$ W39 S40 E5 S61 E29\$ W34 S16\$ W30\$ PTR= E90 UST= E14 N59 W14 S59\$ W90\$.	

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	0280	POOL R/CON	0	0	0	0	1,012.00	UT	94.50	94.50	100	2015	2015	3	79	75,551	
2	0030	BARN, MT	0	0	0	0	8,200.00	UT	33.50	33.50	100	2022	2021	1	100	274,700	
3	0260	PAVEMENT-A	0	0	20	287	25,740.00	UT	1.30	1.30	100	2015	2015	3	100	33,462	
4	0169	FENCE/WOOD	0	0	0	0	1,725.00	UT	18.00	18.00	100	2015	2015	3	100	31,050	
5	0166	CONC, PAVMT	0	0	0	0	9,400.00	UT	2.00	2.00	100	2015	2015	3	100	18,800	
6	0166	CONC, PAVMT	0	0	0	0	4,725.00	UT	4.00	4.00	100	2015	2015	3	100	18,900	
7	0180	FPLC 1STRY	0	0	0	0	3.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	6,000	
8	0300	TENNIS CRT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	25,000	
9	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
10	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	110.38	AC		1.00	1.00	1.00	280.00	280.00	30,906							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	110.38	AC		1.00	1.00	1.00	10,000.00	10,000.00	1,103,800							