LOT 12 OAKS OF LAKE CITY PHS 1

WD 1378-2364, WD 1404-2613, WD 1

KLAMFOTH JEFF/KLAMFOTH ANGELA
179 SW MANDIBA DR
LAKE CITY, FL 32024

2027

17-5S-17-09280-112

BUILDING CHARACTERISTICS

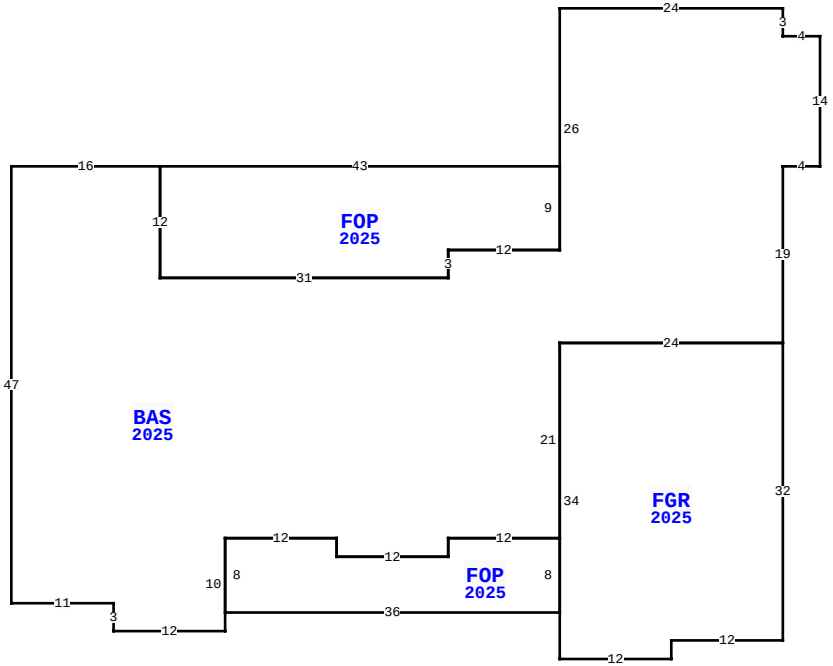
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	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	3,021	100	2025	3,021	362,723
FGR	792	55	2025	436	52,349
FOP	264	30	2025	79	9,485
FOP	480	30	2025	144	17,289
TOTALS	4,557			3,680	441,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,680	110.2500	121.28	446,310	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 3021 HX Base Yr 2026



179 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
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	441,847
TOTAL MARKET OB/XF VALUE	8,280
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	534,127
SOH/AGL Deduction	0
ASSESSED VALUE	534,127
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	482,716
TOTAL JUST VALUE	534,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054455	Swimming Pool and	84,600	11/12/2025
000049218	New Residential C	200,000	02/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/37	11/12/2021	WD	Q	V	01	75,000
GRANTOR: O'NEAL JOHN G						
GRANTEE: KLAMFOTH JEFF						
1404/2613	2/03/2020	WD	Q	V	01	59,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: JOHN G & BRANDI G O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,-10] W24 S26 W12 S3 W31 N12 W16 S47 E11 S3 E12 N10 E12 S2 E12 N2 E12 N21 E24 N19 E4 N14 W4 N3 $
FOP=[YR=2025;ORIG=-54,7] W43 S12 E31 N3 E12 N9 $
FOP=[YR=2025;ORIG=-54,47] W12 S2 W12 N2 W12 S8 E36 N8 $
FGR=[YR=2025;ORIG=-30,26] W24 S34 E12 N2 E12 N32 $
.

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	2,760.00	UT	3.00	3.00	100	2025	2024		100	8,280	

LAND DESCRIPTION

TOTAL OB/XF 8,280

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	0.60	140,000.00	84,000.00	84,000							

REVIEW DATE 02/27/2026 BY robin Total Acres: 4.15 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/16/2026 BY SYS