LOTS 7, 8 & 9 OAKS OF LAKE CITY
WD 1149-2481, DC 1358-1390, WD 1

LANGSTON GEOFFREY S/LANGSTON CELESTE
591 SW MANDIBA DR
LAKE CITY, FL 32024-1492

2027

18-5S-17-09280-107

BUILDING CHARACTERISTICS

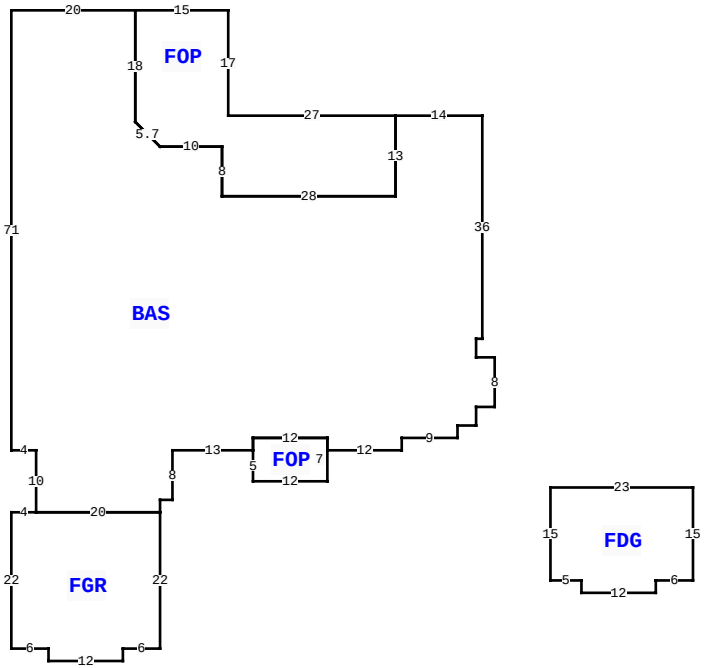
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	4,186	100		4,186	514,073
FDG	369	60		221	27,141
FGR	552	55		304	37,333
FOP	84	30		25	3,070
FOP	681	30		204	25,053
TOTALS	5,872			4,940	606,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,940	122.2782	134.51	664,479	2019	2019	0	0	0	8.70	91.30

1 SINGLE FAM 100% - 2020 Heated Area: 4186 HX Base Yr 2020



591 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	3,780.00	UT	2.25	2.25	100	2019	2019	3	100	8,505	
2	0264	PRCH,FSP	0	100	0	0	1,485.00	UT	7.00	7.00	100	2019	2019	3	100	10,395	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	606,669
TOTAL MARKET OB/XF VALUE	18,900
TOTAL LAND VALUE - MARKET	196,000
TOTAL MARKET VALUE	821,569
SOH/AGL Deduction	191,748
ASSESSED VALUE	629,821
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	578,410
TOTAL JUST VALUE	821,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	832,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043144	Electrical Servic	0	11/10/2021
38542	POOL ENCL	0	08/30/2019
37489	SFR	2,028	11/29/2018
37490	GARAGE	297	11/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2286	2/01/2021	WD	Q	I	04	24,500
GRANTOR: LEONARD BRIAN						
GRANTEE: LANGSTON GEOFFREY S						
1358/1429	4/24/2018	WD	Q	V	01	15,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: GEOFFREY S LANGSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S13 W28 N8 W10 U4L4 N18 W20 S71 E4 S10 E20 N2 E2 N8 E13 N2 E12 S2 E12 N2 E9 N2 E3 N3 E3 N8 W3 N3 E1 N36 $
FOP=[ORIG=-14,0] W27 N17 W15 S18 D4R4 E10 S8 E28 N13 $
FGR=[ORIG=-72,64] W4 S22 E6 S2 E12 N2 E6 N22 W20 $
FDG=[ORIG=34,75] N15 W23 S15 E5 S2 E12 N2 E6 $
FOP=[ORIG=-37,54] S5 E12 N7 W12 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,900

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	0.80	70,000.00	56,000.00	56,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.60	140,000.00	84,000.00	84,000							
3	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	0.00	0.80	70,000.00	56,000.00	56,000							

REVIEW DATE 11/19/2021 BY JB Total Acres: 8.52 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 11/16/2026 BY SYS