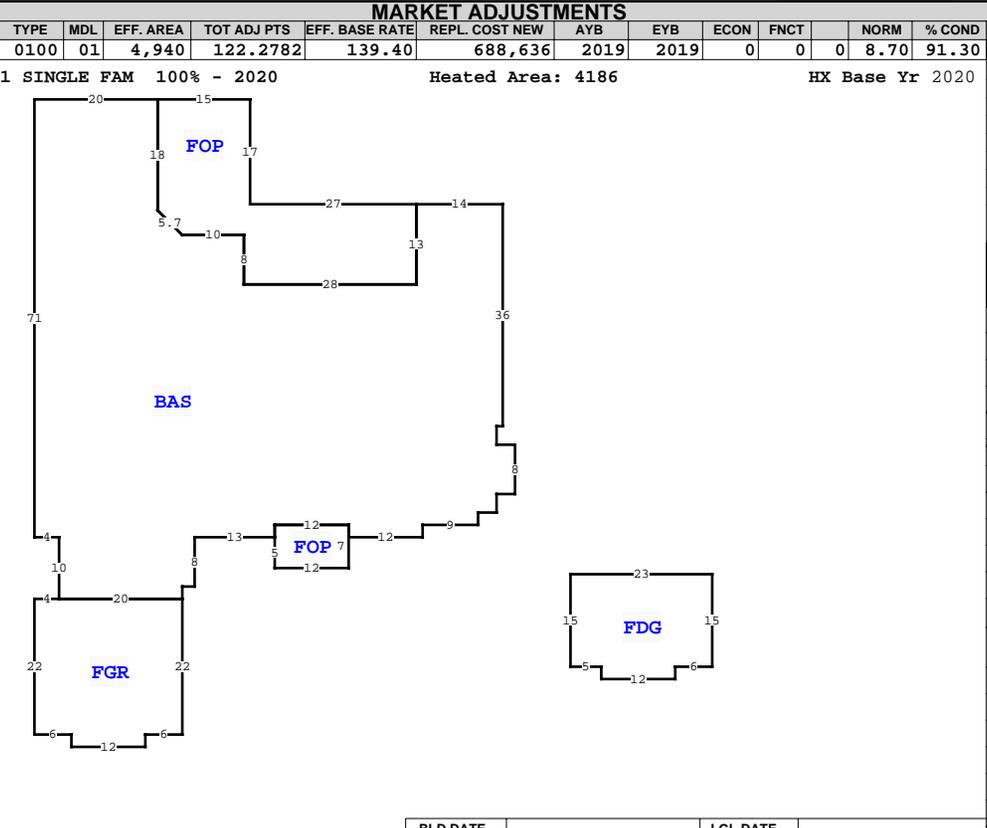


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	50		
Interior Floor	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	532,761
FDG	369	60		221	28,127
FGR	552	55		304	38,691
FOP	84	30		25	3,182
FOP	681	30		204	25,964
TOTALS	5,872			4,940	628,725



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		628,725
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		196,000
TOTAL MARKET VALUE		843,625
SOH/AGL Deduction		232,148
ASSESSED VALUE		611,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		560,066
TOTAL JUST VALUE		843,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		842,384

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						

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

591 SW MANDIBA DR, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/14/2024 MLU

BUILDING NOTES														
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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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							