LOTS 10 & 11 OAKS OF LAKE CITY P
WD 1403-2424, WD 1423-2540, WD 1

THE RICHARD & ANN WRIGHT FAMILY REVOCABLE TRUST
231 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-109

BUILDING CHARACTERISTICS

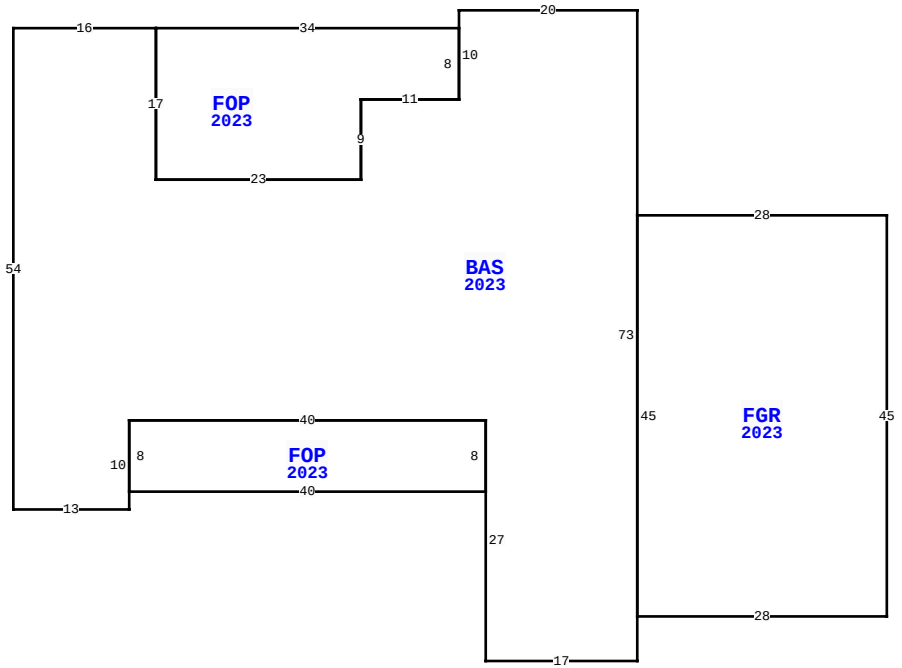
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	3,230	100	2023	3,230	422,905
FGR	1,260	55	2023	693	90,735
FOP	320	30	2023	96	12,569
FOP	479	30	2023	144	18,854
TOTALS	5,289			4,163	545,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,163	122.7050	134.98	561,922	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 3230 HX Base Yr 2023



231 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	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
3	0166	CONC,PAVMT	0	100	0	0	4,690.00	UT	3.00	3.00	100	2024	2023		100	14,070	
4	0030	BARN,MT	0	100	0	0	1.00	UT	50,240.00	50,240.00	100	2024	2023		100	50,240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	545,064
TOTAL MARKET OB/XF VALUE	72,290
TOTAL LAND VALUE - MARKET	168,000
TOTAL MARKET VALUE	785,354
SOH/AGL Deduction	42,823
ASSESSED VALUE	742,531
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	691,120
TOTAL JUST VALUE	785,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	795,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055289	Storage Building	16,700	03/20/2026
000054629	Remodel	5,634	12/04/2025
000046427	Storage Building	66,000	02/02/2023
000043460	New Residential C	600,000	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/953	1/10/2025	LE	U	I	14	100
GRANTOR: WRIGHT RICHARD AND AN						
GRANTEE: WRIGHT BRYCE KYLE (						
1447/2759	9/22/2021	WD	Q	V	01	80,000
GRANTOR: HAMRICK ANDREW						
GRANTEE: THE RICHARD & ANN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,20] W20 S10 W11 S9 W23 N17 W16 S54 E13 N10 E40 S27 E17 N73 $
FOP=[YR=2023;ORIG=50,22] W34 S17 E23 N9 E11 N8 $
FOP=[YR=2023;ORIG=13,66] E40 S8 W40 N8 $
FGR=[YR=2023;ORIG=70,43] E28 S45 W28 N45 $
.

LAND DESCRIPTION

TOTAL OB/XF 72,290

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							
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							

REVIEW DATE 07/18/2023 BY JB Total Acres: 9.64 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 11/16/2026 BY SYS