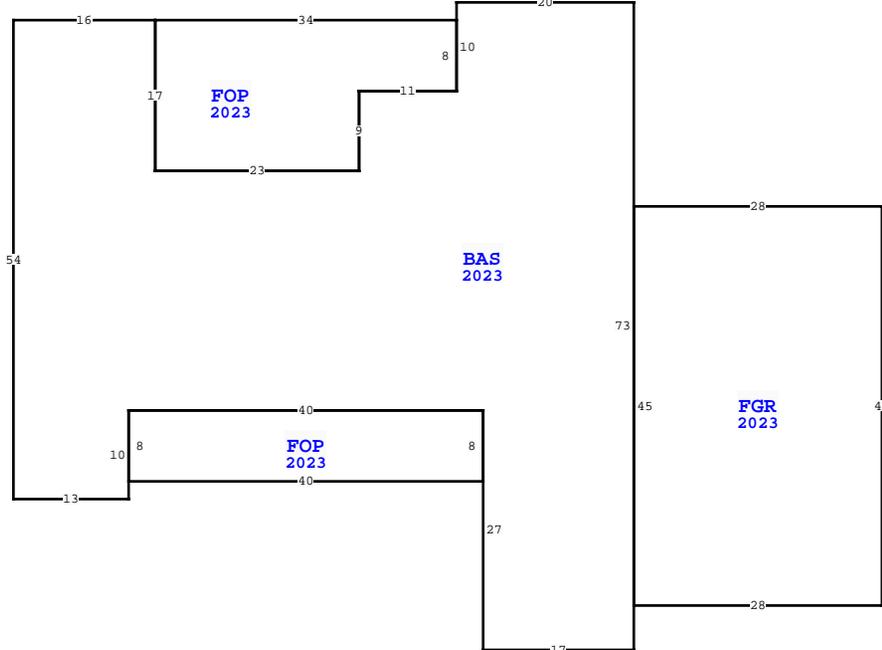


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023		Heated Area: 3230					HX Base Yr	2023	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,230	100	2023	3,230	438,258
FGR	1,260	55	2023	693	94,029
FOP	320	30	2023	96	13,025
FOP	479	30	2023	144	19,539
TOTALS	5,289			4,163	564,850

231 SW MANDIBA DR, LAKE CITY

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

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	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			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			564,850	
TOTAL MARKET OB/XF VALUE			72,290	
TOTAL LAND VALUE - MARKET			168,000	
TOTAL MARKET VALUE			805,140	
SOH/AGL Deduction			84,236	
ASSESSED VALUE			720,904	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			669,493	
TOTAL JUST VALUE			805,140	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			801,269	

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												
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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												
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	0.60	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								