LOT 16 OAKS OF LAKE CITY PHS 1.
WD 1350-2187, WD 1428-779,

CAMPBELL JOSHUA/CAMPBELL PRISCILLA
432 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-116

BUILDING CHARACTERISTICS

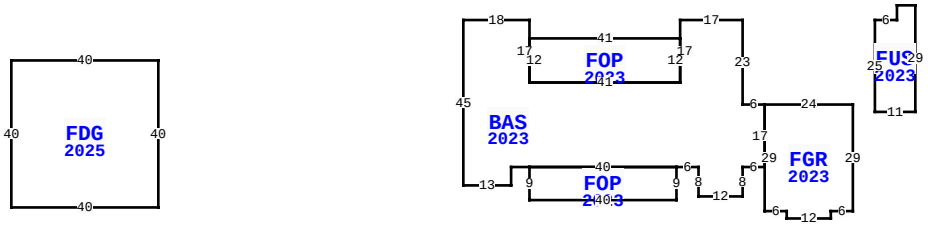
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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	2,606	100	2023	2,606	335,265
FDG	1,600	60	2025	960	123,505
FGR	720	55	2023	396	50,945
FOP	360	30	2023	108	13,894
FOP	492	30	2023	148	19,040
FUS	295	100	2023	295	37,952
TOTALS	6,073			4,513	580,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,513	120.5710	132.63	598,559	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2901 HX Base Yr 2023



432 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0280	POOL R/CON	0	100	0	0	420.00	UT	70.00	70.00	100	2023	2022		95	27,930	
3	0166	CONC,PAVMT	0	100	0	0	540.00	UT	3.00	3.00	100	2023	2022		100	1,620	
4	0166	CONC,PAVMT	0	100	0	0	5,178.00	UT	3.00	3.00	100	2023	2022		100	15,534	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	580,602
TOTAL MARKET OB/XF VALUE	46,284
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	710,886
SOH/AGL Deduction	0
ASSESSED VALUE	710,886
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	659,475
TOTAL JUST VALUE	710,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	721,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048802	Storage Building	15,000	12/07/2023
000043082	Swimming Pool and	26,000	11/01/2021
000042158	New Residential C	200,000	06/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/779	1/15/2021	WD	Q	V	01	68,000
GRANTOR: DISIMO MICHELE ANN &						
GRANTEE: CAMPBELL JOSHUA						
1350/2187	12/29/2017	WD	Q	V	01	100,000
GRANTOR: OAKS OF LAKE CITY, LL						
GRANTEE: MICHELE ANN & DARRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,0] W6 N23 W17 S17 W41 N17 W18 S45 E13 N5 E5 E40 E6 S8 E12 N8 E6 N17 $
FDG=[YR=2025;ORIG=-195,-12] E40 S40 W40 N40 $
FGR=[YR=2023;ORIG=34,0] W24 S29 E6 S2 E12 N2 E6 N29 $
FOP=[YR=2023;ORIG=-54,-18] E41 S12 W41 N12 $
FOP=[YR=2023;ORIG=-54,17] E40 S9 W40 N9 $
FUS=[YR=2023;ORIG=51,-27] W5 S4 W6 S25 E11 N29 $
.

LAND DESCRIPTION

TOTAL OB/XF 46,284

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 04/08/2024 BY randall Total Acres: 4.85 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/17/2026 BY SYS