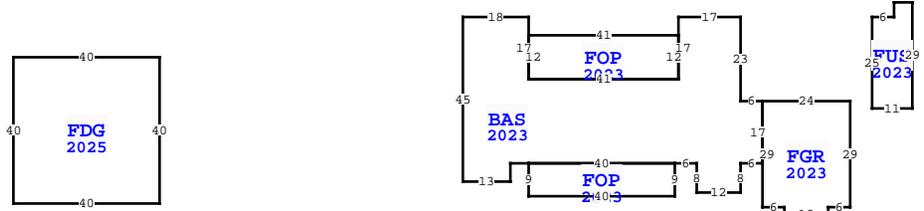


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR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

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: 2901					HX Base Yr 2023	



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	347,449
FDG	1,600	60	2025	960	127,993
FGR	720	55	2023	396	52,797
FOP	360	30	2023	108	14,400
FOP	492	30	2023	148	19,733
FUS	295	100	2023	295	39,332
TOTALS	6,073			4,513	601,703

432 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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0280	POOL R/CON	0	100	0	420.00	UT	70.00	70.00	100	2023	2022		95	27,930	
3	0166	CONC,PAVMT	0	100	0	540.00	UT	3.00	3.00	100	2023	2022		100	1,620	
4	0166	CONC,PAVMT	0	100	0	5,178.00	UT	3.00	3.00	100	2023	2022		100	15,534	

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	0.60	140,000.00	84,000.00	84,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			601,703
TOTAL MARKET OB/XF VALUE			46,284
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			731,987
SOH/AGL Deduction			24,149
ASSESSED VALUE			707,838
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			656,427
TOTAL JUST VALUE			731,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			728,119

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 \$