LOT 17 OAKS OF LAKE CITY PHS 1
WD 1350-2187, WD 1423-466, LE 15

PEURRUNG VICTORIA Y
794 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-117

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

514 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	84,000
SOH/AGL Deduction	9,916
ASSESSED VALUE	74,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,084
TOTAL JUST VALUE	84,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37596	STORAGE	343	01/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/188	1/14/2026	LE	U	I	14	100
GRANTOR: PEURRUNG VICTORIA Y						
GRANTEE: PEURRUNG VICTORIA Y						
1423/0466	10/30/2020	WD	Q	V	01	57,500
GRANTOR: MICHELE ANN & DARRIN						
GRANTEE: VICTORIA Y PEURRUNG						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.60	140,000.00	84,000.00	84,000							

REVIEW DATE 05/14/2024 BY MLU Total Acres: 4.99 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 06/22/2026 BY SYS