LOT 18 OAKS OF LAKE CITY PHS 1

WD 1379-1542, WD 1400-1142,

ROBERTS JAMES TERRELL/ROBERTS MELISSA P
550 SW MANDIBA
LAKE CITY, FL 32024

2027

18-5S-17-09280-118

BUILDING CHARACTERISTICS

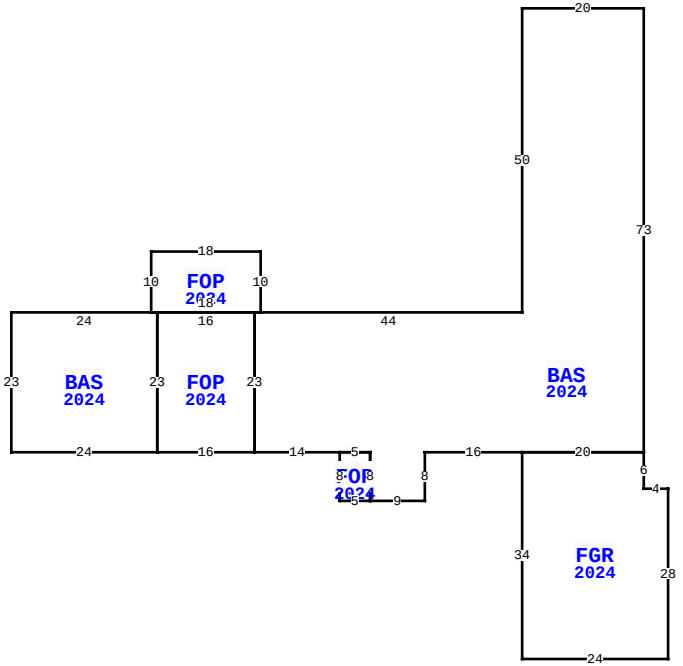
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	552	100	2024	552	69,091
BAS	2,544	100	2024	2,544	318,422
FGR	792	55	2024	436	54,572
FOP	40	30	2024	12	1,502
FOP	180	30	2024	54	6,759
FOP	368	30	2024	110	13,768
TOTALS	4,476			3,708	464,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,708	116.1090	127.72	473,586	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3096 HX Base Yr 2024



550 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		464,114
TOTAL MARKET OB/XF VALUE		33,731
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		567,845
SOH/AGL Deduction		0
ASSESSED VALUE		567,845
TOTAL EXEMPTION VALUE	HX HB 13	567,845
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		567,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048640	Swimming Pool and	60,050	11/13/2023
000046391	New Residential C	200,000	01/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/1142	12/03/2019	WD	Q	V	01	38,000
GRANTOR: ROBERT T & JESSICA ST						
GRANTEE: JAMES TERRELL & MEL						
1379/1542	2/25/2019	WD	Q	V	01	27,500
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: ROBERT T & JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S23 E14 E5 S8 E9 N8 E16 E20 N73 W20 S50 W44 $
FGR=[YR=2024;ORIG=94,33] S34 E24 N28 W4 N6 W20 $
BAS=[YR=2024;ORIG=10,10] S23 E24 N23 W24 $
FOP=[YR=2024;ORIG=34,10] S23 E16 N23 W16 $
FOP=[YR=2024;ORIG=33,0] S10 E18 N10 W18 $
FOP=[YR=2024;ORIG=64,33] S8 E5 N8 W5 $
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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	1,580.00	UT	3.00	3.00	100	2024	2023		100	4,740	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2025	2024		98	26,891	
3	0166	CONC,PAVMT	0	100	0	0	700.00	UT	3.00	3.00	100	2025	2024		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 33,731

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	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 1.97 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS