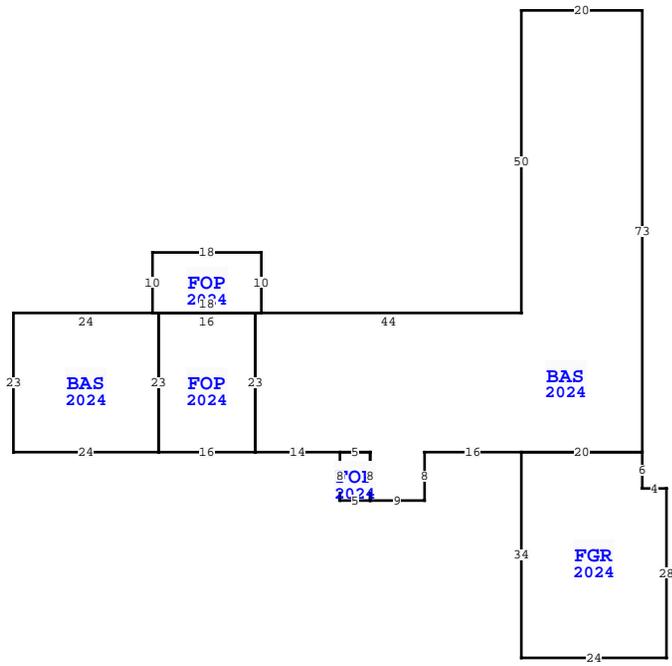




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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
BAS	552	100	2024
BAS	2,544	100	2024
FGR	792	55	2024
FOP	40	30	2024
FOP	180	30	2024
FOP	368	30	2024
TOTALS	4,476		

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%	- 2024		490,791	2023	2023	0	0	2.00	98.00
Heated Area: 3096 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		480,975	
TOTAL MARKET OB/XF VALUE		33,731	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		584,706	
SOH/AGL Deduction		0	
ASSESSED VALUE		584,706	
TOTAL EXEMPTION VALUE	HX HB 13	584,706	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		584,706	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,097	

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						

EXTRA FEATURES		550 SW MANDIBA DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0166	CONC, PAVMT	0 100

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

BUILDING NOTES	
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 \$	

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 \$	

LAND DESCRIPTION		TOTAL OB/XF 33,731																						
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	1.00	70,000.00	70,000.00	70,000							