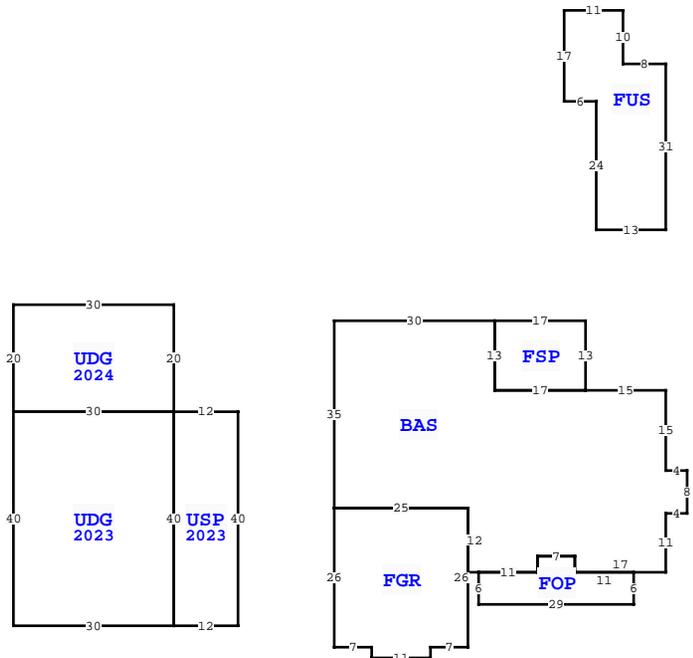


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	13	LAM/VNLPLK	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	02	02	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	2,209	100		2,209	314,667
FGR	672	55		370	52,706
FOP	195	30		58	8,262
FSP	221	40		88	12,536
FUS	555	100		555	79,059
UDG	1,200	55	2023	660	94,015
UDG	600	55	2024	330	47,008
USP	480	35	2023	168	23,931
TOTALS	6,132			4,438	632,183

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								
Heated Area: 2764						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			632,183
TOTAL MARKET OB/XF VALUE			6,998
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			709,181
SOH/AGL Deduction			494,816
ASSESSED VALUE			214,365
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			162,954
TOTAL JUST VALUE			709,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			704,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048716	Additions	10,000	11/21/2023
37833	SFR	1,338	03/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2000	6/22/2023	WD Q	Q	I	01	780,000
GRANTOR: HART ISAAC						
GRANTEE: BURTON LELAND						
1377/1204	1/23/2019	WD Q	Q	V	03	43,500
GRANTOR: JEFFERY MICHAEL & VIV						
GRANTEE: ISAAC & MARLENE HAR						

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	0166	CONC,PAVMT	0	100	0	1,688.00	UT	2.25	2.25	100	2019	2019	3	100	3,798	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0166	CONC,PAVMT	0	100	20	400.00	UT	5.00	5.00	100	2024	2023		100	2,000	

570 SW MANDIBA DR, LAKE CITY  
 BLD DATE: 05/14/2024 MLU  
 LGL DATE: 05/14/2024  
 LAND DATE: 05/14/2024  
 INC DATE: 05/14/2024

BUILDING NOTES														
BAS=[ORIG=0,0] W15 W17 N13 W30 S35 E25 S12 E2 E11 N3 E7 S3 E17 N11 E4 N8 W4 N15 \$														
UDG=[YR=2023;ORIG=-92,44] N40 W30 S40 E30 \$														
FGR=[ORIG=-62,22] S26 E7 S2 E11 N2 E7 N26 W25 \$														
UDG=[YR=2024;ORIG=-92,-16] W30 S20 E30 N20 \$														
FUS=[ORIG=0,-30] N31 W8 N10 W11 S17 E6 S24 E13 \$														
USP=[YR=2023;ORIG=-92,44] E12 N40 W12 S40 \$														
FSP=[ORIG=-15,0] N13 W17 S13 E17 \$														
FOP=[ORIG=-35,34] S6 E29 N6 W11 N3 W7 S3 W11 \$														
PTR=[ORIG=0,0] N30 S30 \$														

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W15 W17 N13 W30 S35 E25 S12 E2 E11 N3 E7 S3 E17 N11 E4 N8 W4 N15 \$														
UDG=[YR=2023;ORIG=-92,44] N40 W30 S40 E30 \$														
FGR=[ORIG=-62,22] S26 E7 S2 E11 N2 E7 N26 W25 \$														
UDG=[YR=2024;ORIG=-92,-16] W30 S20 E30 N20 \$														
FUS=[ORIG=0,-30] N31 W8 N10 W11 S17 E6 S24 E13 \$														
USP=[YR=2023;ORIG=-92,44] E12 N40 W12 S40 \$														
FSP=[ORIG=-15,0] N13 W17 S13 E17 \$														
FOP=[ORIG=-35,34] S6 E29 N6 W11 N3 W7 S3 W11 \$														
PTR=[ORIG=0,0] N30 S30 \$														

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	DPHT 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							