LOT 19 OAKS OF LAKE CITY PHS 1
WD 1351-2649, WD 1377-1204, WD 1

BURTON LELAND/BURTON JENNIFER
570 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-119

BUILDING CHARACTERISTICS

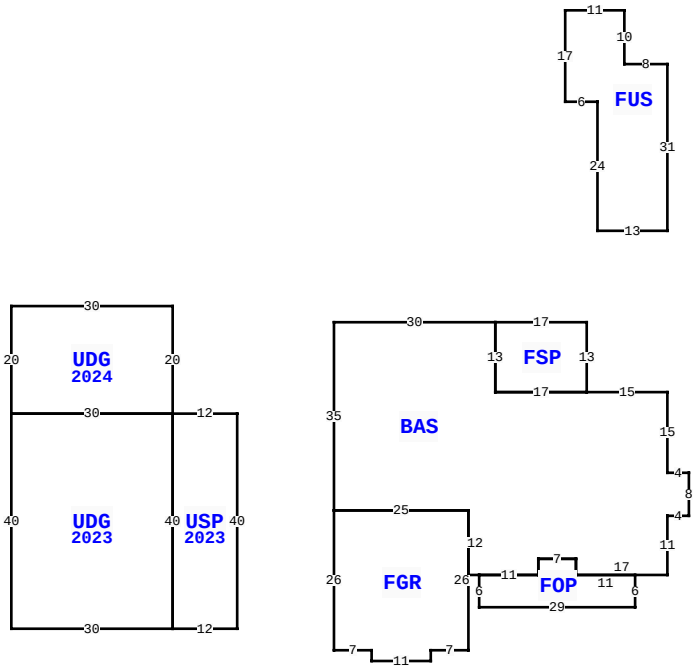
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	303,620
FGR	672	55		370	50,855
FOP	195	30		58	7,972
FSP	221	40		88	12,095
FUS	555	100		555	76,283
UDG	1,200	55	2023	660	90,715
UDG	600	55	2024	330	45,358
USP	480	35	2023	168	23,091
TOTALS	6,132			4,438	609,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,438	132.9295	146.22	648,924	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 2764 HX Base Yr 2024



570 SW MANDIBA DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	609,989
TOTAL MARKET OB/XF VALUE	6,998
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	686,987
SOH/AGL Deduction	466,191
ASSESSED VALUE	220,796
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	169,385
TOTAL JUST VALUE	686,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	698,083

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	I	01	780,000
GRANTOR: HART ISAAC						
GRANTEE: BURTON LELAND						
1377/1204	1/23/2019	WD	Q	V	03	43,500
GRANTOR: JEFFERY MICHAEL & VIV						
GRANTEE: ISAAC & MARLENE HAR						

BUILDING NOTES

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 6,998

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 12/02/2024 BY SYS Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS