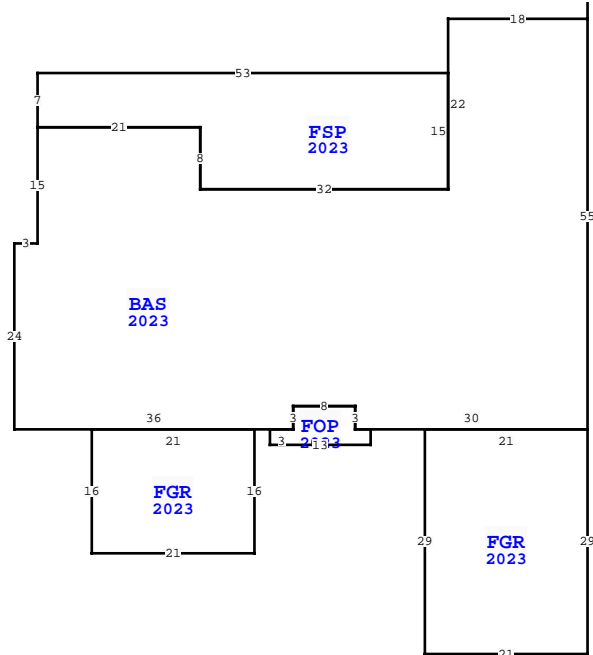


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	2,823	100	2023
FGR	336	55	2023
FGR	609	55	2023
FOP	50	30	2023
FSP	627	40	2023
TOTALS	4,445		

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%	- 2023								
Heated Area: 2823						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		476,904	
TOTAL MARKET OB/XF VALUE		2,880	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		549,784	
SOH/AGL Deduction		143,295	
ASSESSED VALUE		406,489	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		355,078	
TOTAL JUST VALUE		549,784	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		554,701	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042486	New Residential C	200,000	08/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/1793	12/04/2025	LE U		I	14	100
GRANTOR: GOMEZ ALBERT						
GRANTEE: GOMEZ ALBERT (ENH L)						
1430/2372	2/19/2021	WD Q	V	01		57,000
GRANTOR: JANSSON LINDA						
GRANTEE: GOMEZ ALBERT						

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	0		3.00	100	2023	2022		100	2,880	

TOTAL OB/XF												2,880				
602 SW MANDIBA DR, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/14/2024	MLU
												INC DATE		AG DATE		

BUILDING NOTES											
BAS=[YR=2023;ORIG=10,-20] W18 S22 W32 N8 W21 S15 W3 S24 E36 N3 E8 S3 E30 N55 \$											
FSP=[YR=2023;ORIG=-8,-13] W53 S7 E21 S8 E32 N15 \$											
FGR=[YR=2023;ORIG=-11,33] E21 S29 W21 N29 \$											
FGR=[YR=2023;ORIG=-54,33] E21 S16 W21 N16 \$											
FOP=[YR=2023;ORIG=-20,30] W8 S3 W3 S2 E13 N2 W2 N3 \$											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=10,-20] W18 S22 W32 N8 W21 S15 W3 S24 E36 N3 E8 S3 E30 N55 \$											
FSP=[YR=2023;ORIG=-8,-13] W53 S7 E21 S8 E32 N15 \$											
FGR=[YR=2023;ORIG=-11,33] E21 S29 W21 N29 \$											
FGR=[YR=2023;ORIG=-54,33] E21 S16 W21 N16 \$											
FOP=[YR=2023;ORIG=-20,30] W8 S3 W3 S2 E13 N2 W2 N3 \$											

LAND DESCRIPTION												TOTAL OB/XF												2,880				
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											