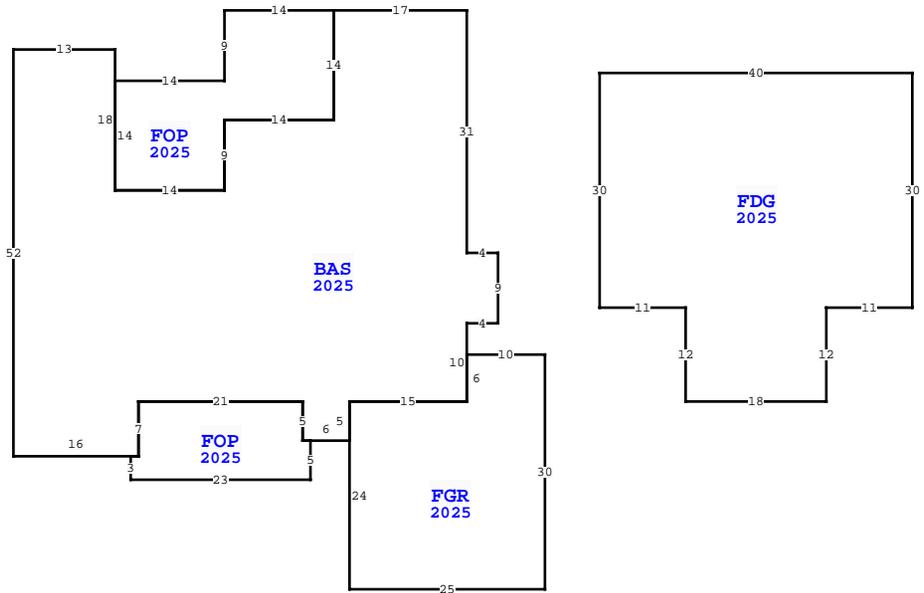


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

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%	- 2025								
Heated Area: 2495						HX Base Yr 2025					



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	2,495	100	2025	2,495	326,936
FDG	1,416	60	2025	850	111,381
FGR	660	55	2025	363	47,567
FOP	218	30	2025	65	8,517
FOP	392	30	2025	118	15,462
TOTALS	5,181			3,891	509,863

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		509,863	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		588,863	
SOH/AGL Deduction		81,676	
ASSESSED VALUE		507,187	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		455,776	
TOTAL JUST VALUE		588,863	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		584,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049889	Storage Building	115,300	05/21/2024
000049114	New Residential C	600,000	01/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/2561	1/18/2024	LE	U	V	14	100

GRANTOR: GARCIA CHRISTOPHER AN
 GRANTEE: ST. VINCENT'S FOUND
 1495/1959 7/27/2023 WD Q V 01 95,000
 GRANTOR: KOCK KEVIN K
 GRANTEE: GARCIA CHRISTOPHER

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		3,000.00	UT	3.00				3.00	9,000

668 SW MANDIBA DR, LAKE CITY

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

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2025;ORIG=-7,-18] W17 S14 W14 S9 W14 N18 W13 S52 E16 N7 E21 S5 E6 N5 E15 N10 E4 N9 W4 N31 \$														
FGR=[YR=2025;ORIG=3,26] W10 S6 W15 S24 E25 N30 \$														
POP=[YR=2025;ORIG=-24,-18] W14 S9 W14 S14 E14 N9 E14 N14 \$														
FOP=[YR=2025;ORIG=-28,32] W21 S7 W1 S3 E23 N5 W1 N5 \$														
FDG=[YR=2025;ORIG=50,-10] W40 S30 E11 S12 E18 N12 E11 N30 \$														

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	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							