LOTS 22, 23 & 24 OAKS OF LAKE CI
WD 1148-115, WD 1167-1229, AG 12

COLEMAN JENNIFER C/COLEMAN CHRISTOPHER B
699 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-122

BUILDING CHARACTERISTICS

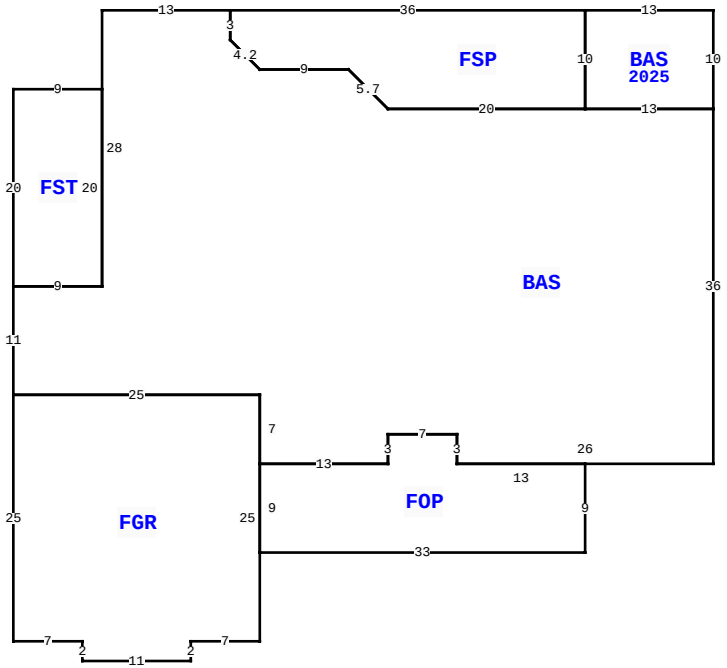
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,389	100		2,389	279,743
BAS	130	100	2025	130	15,222
FGR	647	55		356	41,686
FOP	318	30		95	11,124
FSP	300	40		120	14,052
FST	180	55		99	11,593
TOTALS	3,964			3,189	373,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,189	128.2534	141.08	449,904	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2021 Heated Area: 2519 HX Base Yr 2021



699 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,866	
3	0020	BARN,FR	0	100	48	48	2,304.00	UT	15.00	15.00	100	2012	2012	3	100	34,560	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	373,420
TOTAL MARKET OB/XF VALUE	38,426
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	576,846
SOH/AGL Deduction	144,711
ASSESSED VALUE	432,135
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	380,724
TOTAL JUST VALUE	576,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048173	Additions	25,120	09/18/2023
41056	ADDN SFR		12/22/2020
26923	SFR	1,005	04/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1702	9/14/2020	WD	Q	I	01	435,000
GRANTOR: ROBERT ERIC CAMPBELL						
GRANTEE: JENNIFER C & CHRIST						
1404/1902	1/31/2020	WD	Q	I	01	430,000
GRANTOR: TIM F & ANNE HURST						
GRANTEE: ROBERT ERIC CAMPBEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W20 U4L4 W9 U3L3 N3 W13 S28 W9 S11 E25 S7 E13 N3 E7 S3 E26 N36 $
FGR=[ORIG=-71,29] S25 E7 S2 E11 N2 E7 N25 W25 $
FOP=[ORIG=-46,36] S9 E33 N9 W13 N3 W7 S3 W13 $
FSP=[ORIG=-13,0] N10 W36 S3 D3R3 E9 D4R4 E20 $
FST=[ORIG=-71,-2] E9 S20 W9 N20 $
BAS=[YR=2025;ORIG=-13,-10] E13 S10 W13 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 38,426

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	55,000.00	55,000.00	55,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							

REVIEW DATE 04/30/2026 BY robin Total Acres: 3.03 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 11/17/2026 BY SYS