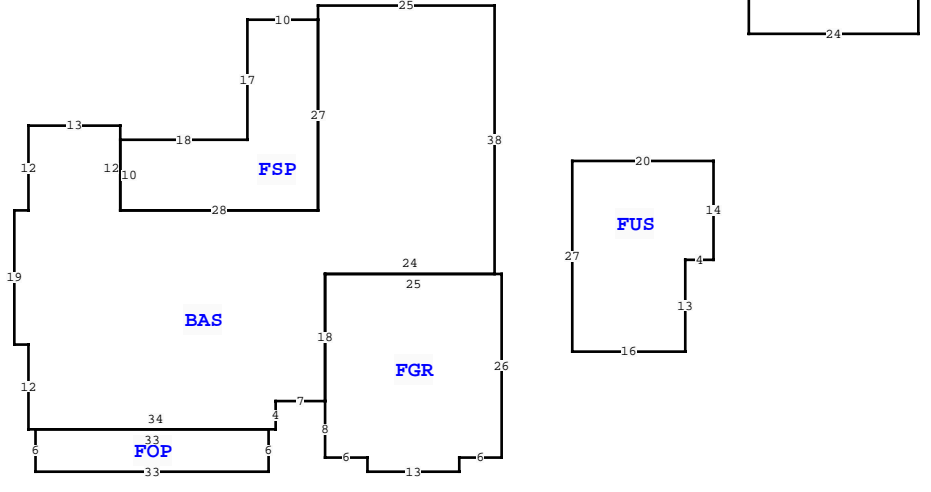


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

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%	- 2023									
Heated Area: 2897						HX Base Yr 2023						



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	2,409	100		2,409	315,914
FDS	576	60		346	45,374
FGR	676	55		372	48,784
FOP	198	30		59	7,738
FSP	450	40		180	23,605
FUS	488	100		488	63,996
TOTALS	4,797			3,854	505,411

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	3,199.00	UT	2.00	2.00	100	2018	2018	3	100	6,398	
2	0280	POOL R/CON	0	100	14	476.00	UT	70.00	70.00	100	2018	2018	3	86	28,655	

775 SW MANDIBA DR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/14/2024
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			505,411	
TOTAL MARKET OB/XF VALUE			35,053	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			595,464	
SOH/AGL Deduction			29,901	
ASSESSED VALUE			565,563	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			514,152	
TOTAL JUST VALUE			595,464	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			601,899	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38820	STORAGE	0	10/28/2019
36936	POOL	288	07/06/2018
36302	SFR	1,435	02/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1353	2/01/2022	WD	Q	I	01	665,000
GRANTOR: STEWART ROBERT S						
GRANTEE: MARCHAND KARINE						
1428/676	1/15/2021	WD	Q	I	01	540,000
GRANTOR: BULOCK THOMAS JAMES &						
GRANTEE: STEWART ROBERT S						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W25 S2 S27 W28 N12 W13 S12 W2 S19 E2 S12 E1 E34 N4 E7 N18 E24 N38 \$												
FGR=[ORIG=-24,56] S8 E6 S2 E13 N2 E6 N26 W25 S18 \$												
FUS=[ORIG=11,49] E16 N13 E4 N14 W20 S27 \$												
FSP=[ORIG=-25,2] W10 S17 W18 S10 E28 N27 \$												
FOP=[ORIG=-65,60] S6 E33 N6 W33 \$												
FDS=[ORIG=60,-20] S24 W24 N24 E24 \$												

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	55,000.00	55,000.00	55,000								