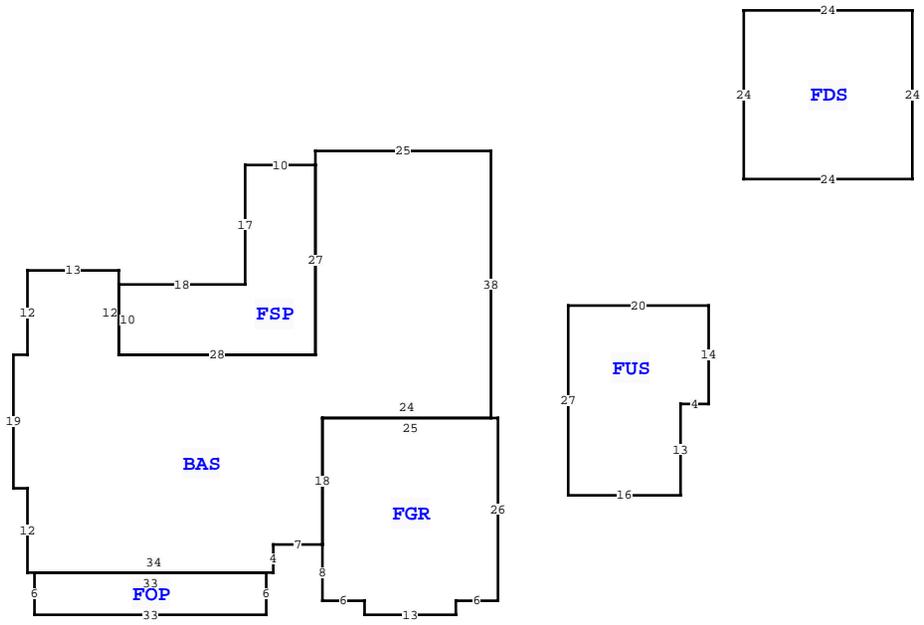




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1. 100			
Architectual	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	2,409	100		2,409	321,561
FDS	576	60		346	46,185
FGR	676	55		372	49,655
FOP	198	30		59	7,875
FSP	450	40		180	24,027
FUS	488	100		488	65,140
TOTALS	4,797			3,854	514,443

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					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		514,443	
TOTAL MARKET OB/XF VALUE		35,053	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		604,496	
SOH/AGL Deduction		38,933	
ASSESSED VALUE		565,563	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		514,152	
TOTAL JUST VALUE		604,496	
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						

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: 05/14/2024 MLU
 XF DATE: LAND DATE:
 INC DATE: AG DATE:

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															35,053							
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							