LOT 25 OAKS OF LAKE CITY PHS 1.
WD 1347-2065, WD 1458-1353, WD 1

HINDIYEH FAMILY TRUST DATED JUNE 9, 1999
775 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-125

BUILDING CHARACTERISTICS

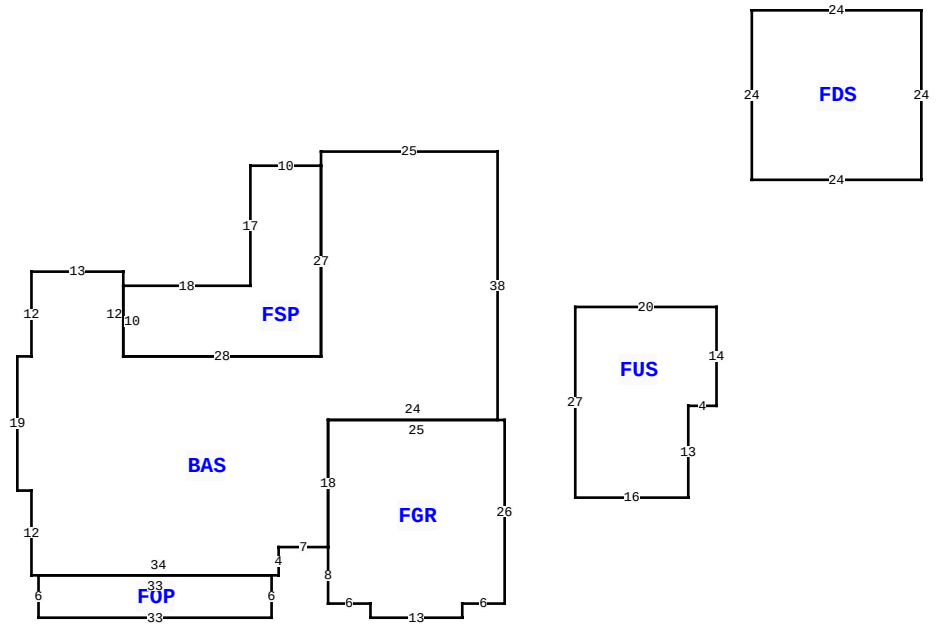
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	310,292
FDS	576	60		346	44,567
FGR	676	55		372	47,915
FOP	198	30		59	7,600
FSP	450	40		180	23,185
FUS	488	100		488	62,857
TOTALS	4,797			3,854	496,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,854	125.9060	138.50	533,779	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 2897 HX Base Yr 2023



775 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		496,414
TOTAL MARKET OB/XF VALUE		35,053
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		586,467
SOH/AGL Deduction		3,937
ASSESSED VALUE		582,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		531,119
TOTAL JUST VALUE		586,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,464

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
1577/2727	9/18/2026	WD	Q	I	01	885,000
GRANTOR: MARCHAND KARINE						
GRANTEE: HINDIYEH FAMILY TRU						
1458/1353	2/01/2022	WD	Q	I	01	665,000
GRANTOR: STEWART ROBERT S						
GRANTEE: MARCHAND KARINE						

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 $
.

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	0166	CONC,PAVMT	0	100	0	0	3,199.00	UT	2.00	2.00	100	2018	2018	3	100	6,398	
2	0280	POOL R/CON	0	100	14	34	476.00	UT	70.00	70.00	100	2018	2018	3	86	28,655	

LAND DESCRIPTION

TOTAL OB/XF 35,053

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							

REVIEW DATE 05/06/2020 BY KR Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS