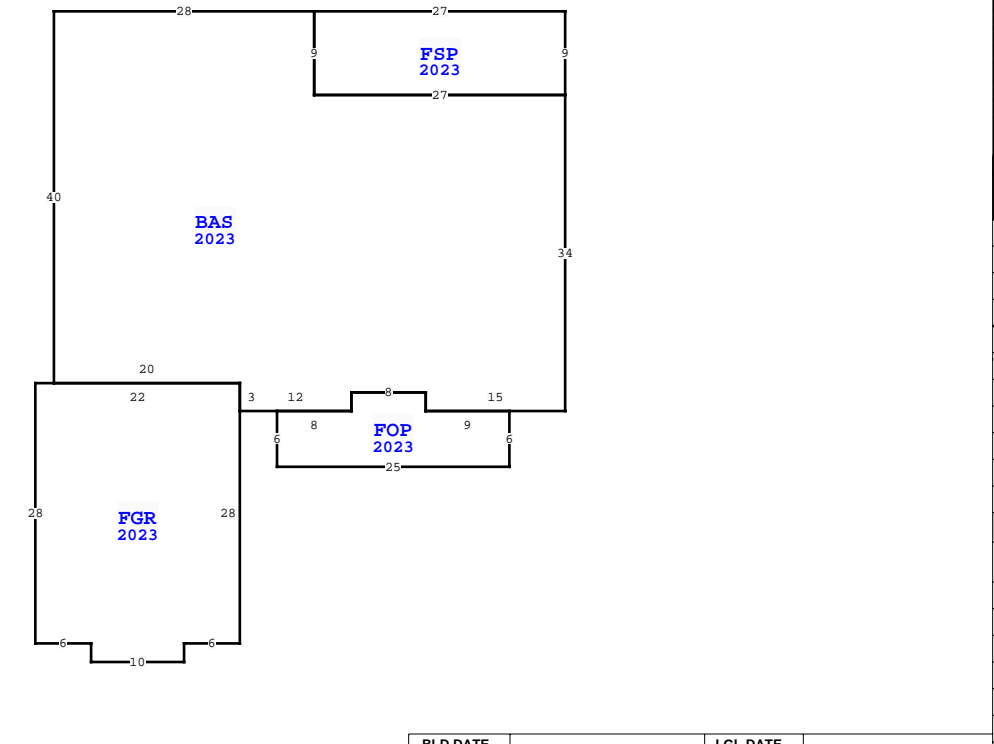


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,543	120.7360	135.22	343,864	2022	2022	0	0	0	97.00	



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	2,046	100	2023	2,046	268,360
FGR	636	55	2023	350	45,907
FOP	166	30	2023	50	6,558
FSP	243	40	2023	97	12,723
TOTALS	3,091			2,543	333,548

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			333,548
TOTAL MARKET OB/XF VALUE			55,170
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			443,718
SOH/AGL Deduction			55,048
ASSESSED VALUE			388,670
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			337,259
TOTAL JUST VALUE			443,718
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052461	Generator	0	02/28/2025
000045450	Screen Enclosure	19,000	09/14/2022
000044813	Swimming Pool and	66,083	06/27/2022
000043605	New Residential C	504,300	01/28/2022
000039873	New Residential C	250,000	04/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1477	12/20/2021	WD	Q	V	01	40,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: MITCHELL REX L						
1447/2141	9/14/2021	WD	U	V	11	100
GRANTOR: EXODUS 4, LLC						
GRANTEE: BRYAN ZECHER HOMES						

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	UT	3.00	3.00	100	2023	2022		100	3,240	
2	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2023	2022		100	1,710	
3	0280	POOL R/CON	0	100	15	32	UT	70.00	70.00	100	2023	2022		95	31,920	
4	0282	POOL ENCL	0	100	25	42	UT	15.00	15.00	100	2023	2022		80	12,600	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF													55,170	
807 SW MANDIBA DR, LAKE CITY														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/14/2024
														MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=90,10] W27 N9 W28 S40 E20 S3 E12 N2 E8 S2 E15 N34 \$												
FGR=[YR=2023;ORIG=55,41] W22 S28 E6 S2 E10 N2 E6 N28 \$												
FSP=[YR=2023;ORIG=63,1] E27 S9 W27 N9 \$												
FOP=[YR=2023;ORIG=84,44] W9 N2 W8 S2 W8 S6 E25 N6 \$												

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								