LOT 26 OAKS OF LAKE CITY PHS 1.
WD 1351-600, WD 1362-1615, WD 14

MITCHELL REX L/MITCHELL KAREN
807 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-126

BUILDING CHARACTERISTICS

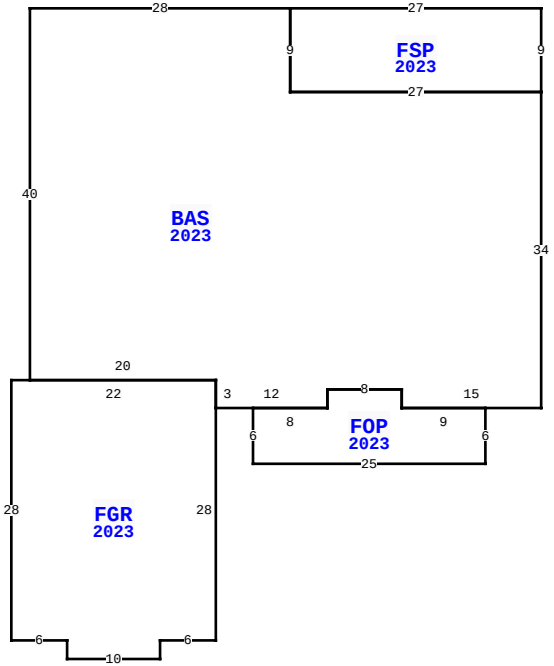
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
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	263,577
FGR	636	55	2023	350	45,089
FOP	166	30	2023	50	6,442
FSP	243	40	2023	97	12,497
TOTALS	3,091			2,543	327,604

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	132.81	337,736	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2046 HX Base Yr 2023



807 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
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	0166	CONC,PAVMT	0	100	0	0	1,080.00	UT	3.00	3.00	100	2023	2022		100	3,240	
2	0166	CONC,PAVMT	0	100	0	0	570.00	UT	3.00	3.00	100	2023	2022		100	1,710	
3	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	2023	2022		95	31,920	
4	0282	POOL ENCL	0	100	25	42	1,050.00	UT	15.00	15.00	100	2023	2022		80	12,600	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	327,604
TOTAL MARKET OB/XF VALUE	55,170
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	437,774
SOH/AGL Deduction	37,444
ASSESSED VALUE	400,330
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	348,919
TOTAL JUST VALUE	437,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	443,718

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						

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 55,170

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 03/09/2026 BY robin Total Acres: 1.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS