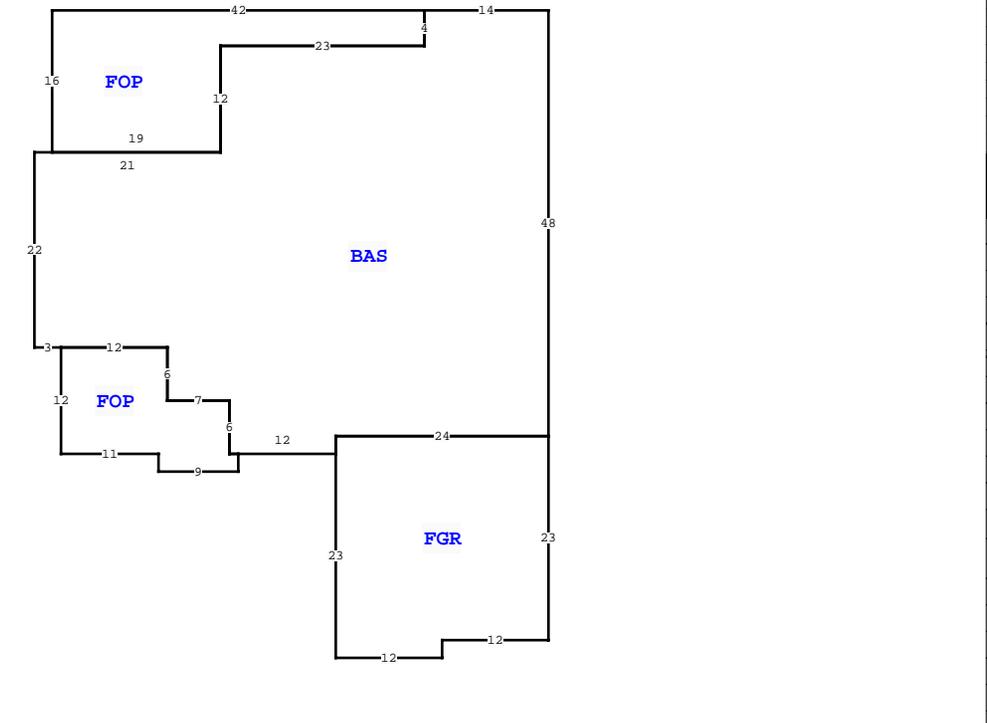


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND		
0100	01	2,699	127.8508	145.75	393,379	2020	2020	0	0	1	5.00	94.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2202 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	2,202	100		2,202	301,685
FGR	576	55		317	43,431
FOP	204	30		61	8,358
FOP	396	30		119	16,303
TOTALS	3,378			2,699	369,776

831 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	369,776		
TOTAL MARKET OB/XF VALUE	63,094		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	487,870		
SOH/AGL Deduction	26,471		
ASSESSED VALUE	461,399		
TOTAL EXEMPTION VALUE	HX HB 13	461,399	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	487,870		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	487,232		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047803	Screen Enclosure	22,000	08/01/2023
39235	POOL	0	02/03/2020
38936	SFR	0	11/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/50	12/10/2024	LE	U	I	14	100
GRANTOR: COMBS ROBERT STEVEN (						
GRANTEE: O'BRIEN HEATHER LYN						
1473/2468	8/22/2022	WD	Q	I	01	540,000
GRANTOR: HAMRICK ANDREW C						
GRANTEE: COMBS ROBERT STEVEN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= W42 S16 E19 N12 E23 N4\$ S4 W23 S12 W21 S22 E3 FOP= S12 E11 S2 E9 N2 W1 N6 W7 N6 W12\$ E12 S6 E7 S6 E12 FGR= S23 E12 N2 E12 N23 W24 S2\$ N2 E24 N48\$.	

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	0280	POOL R/CON	0 100	18 30	540.00	UT	70.00	70.00	100	2020	2020	3	91	34,398	
2	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,200	
3	0166	CONC, PAVMT	0 100	0 0	2,078.00	UT	2.25	2.25	100	2020	2020	3	100	4,676	
4	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
5	0282	POOL ENCL	0 100	29 43	1,247.00	UT	15.00	15.00	100	2024	2023		85	15,899	
6	0166	CONC, PAVMT	0 100	0 0	707.00	UT	3.00	3.00	100	2024	2023		100	2,121	
TOTAL OB/XF														63,094	

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							