LOT 29 OAKS OF LAKE CITY PHS 1.

WD 1041-2290, WD 1225-614,

LESTER CHARLES R/LESTER CAROL LOU
877 SW MANDIBA DR
LAKE CITY, FL 32024

**2027**

**18-5S-17-09280-129**

## BUILDING CHARACTERISTICS

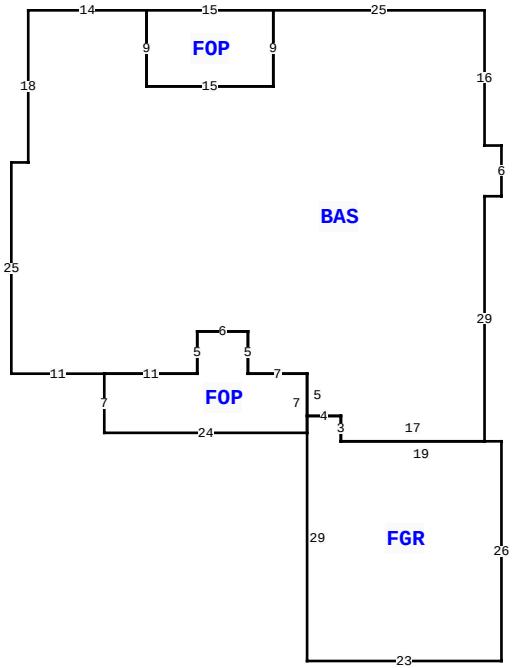
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,375 | 100 | | 2,375 | 277,022 |
| FGR | 610 | 55 | | 336 | 39,192 |
| FOP | 135 | 30 | | 40 | 4,666 |
| FOP | 198 | 30 | | 59 | 6,882 |
| TOTALS | 3,318 | | | 2,810 | 327,761 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,810 | 121.8800 | 134.07 | 376,737 | 2012 | 2012 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 2375 HX Base Yr 2013




877 SW MANDIBA DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 327,761 |
| TOTAL MARKET OB/XF VALUE | | 4,632 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 387,393 |
| SOH/AGL Deduction | | 131,619 |
| ASSESSED VALUE | | 255,774 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 204,363 |
| TOTAL JUST VALUE | | 387,393 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 393,358 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29790 | SFR | 907 | 12/05/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1225/0614 | 11/15/2011 | WD | Q | V | 01 | 32,500 |

GRANTOR: OAKS OF LAKE CITY LLC

GRANTEE: CHARLES R & CAROL L

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FOP= W15 S9 E15 N9$ S9 W15 N9 W14 S18 W2 S25 E11
FOP= S7 E24 N7 W7 N5 W6 S5 W11$ E11 N5 E6 S5 E7 S5 FGR= S29
E23 N26 W19 N3 W4$ E4 S3 E17 N29 E2 N6 W2 N16$.

## 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 | 2,316.00 | UT | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 100 | 4,632 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,632

| 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 08/30/2017 BY BC Total Acres: 1.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS