

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

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	138.94	390,421	2012	2012	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2013 Heated Area: 2375 HX Base Yr 2013													

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

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	287,085
FGR	610	55		336	40,615
FOP	135	30		40	4,835
FOP	198	30		59	7,131
TOTALS	3,318			2,810	339,666

877 SW MANDIBA DR, LAKE CITY

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		2.00	2.00	100	2012	2012	3	100	4,632	

TOTAL OB/XF														
														4,632

LAND DESCRIPTION																								
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			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	05/12/2026	BY	SYS
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			339,666	
TOTAL MARKET OB/XF VALUE			4,632	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			399,298	
SOH/AGL Deduction			150,974	
ASSESSED VALUE			248,324	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			196,913	
TOTAL JUST VALUE			399,298	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			397,194	

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	Q	V	01	32,500

GRANTOR: OAKS OF LAKE CITY LLC  
GRANTEE: CHARLES R & CAROL L

BUILDING NOTES													
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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\$.													