

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 55,000 SOH/AGL Deduction 16,998 ASSESSED VALUE 38,002 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 38,002 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000																
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED 000053948 New Residential C 200,000 08/29/2025 000053700 Right-of-Way Acce 07/29/2025																	
MAP NUM MKT AREA 02																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1324/2194</td> <td>10/31/2016</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>43,000</td> </tr> </tbody> </table> GRANTOR: OAKS OF LAKE CITY LLC GRANTEE: RONALD L & CHERYL H				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1324/2194	10/31/2016	WD	Q	V	05	43,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																											
1324/2194	10/31/2016	WD	Q	V	05	43,000																											
NEIGHBORHOOD/LOC 18517.010 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES						903 SW MANDIBA DR, LAKE CITY																											
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																		
																	BUILDING NOTES BUILDING DIMENSIONS																
LAND DESCRIPTION																	TOTAL OB/XF 0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0000	C	VAC RES	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																
REVIEW DATE 05/14/2024 BY MLU Total Acres: 1.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/26/2026 BY SYS																																	