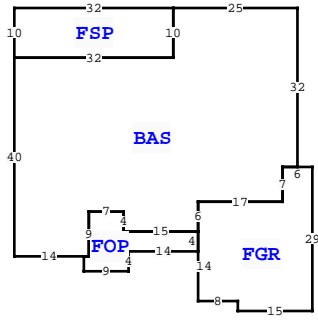
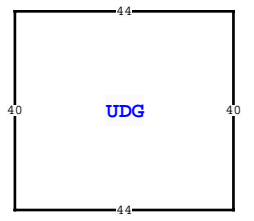


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
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	3,585	121.4290	136.00	487,560	2013	2013	0	0	12.00	88.00		
1 SINGLE FAM 100% - 2017 Heated Area: 2151 HX Base Yr 2017													



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	2,151	100		2,151	257,432
FGR	532	55		293	35,066
FOP	151	30		45	5,386
FSP	320	40		128	15,319
UDG	1,760	55		968	115,850
TOTALS	4,914			3,585	429,053

989 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	429,053			
TOTAL MARKET OB/XF VALUE	4,390			
TOTAL LAND VALUE - MARKET	88,000			
TOTAL MARKET VALUE	521,443			
SOH/AGL Deduction	189,883			
ASSESSED VALUE	331,560			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	280,149			
TOTAL JUST VALUE	521,443			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	526,318			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34378	GARAGE	368	08/23/2016
30596	SFR	922	11/13/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1318/1369	7/13/2016	WD Q	Q	I	04	24,900
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: SALVADOR QUINTANA &						
1316/2767	6/16/2016	WD Q	Q	I	04	286,000
GRANTOR: MICHAEL H & DIANE B C						
GRANTEE: SALVADOR QUINTANA &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FSP= W32 S10 E32 N10\$ S10 W32 S40 E14 FOP= S3 E9 N4 E14 N4 W15 N4 W7 S9 W1\$ E1 N9 E7 S4 E15 FGR= S14 E8 S2 E15 N29 W6 S7 W17 S6\$ N6 E17 N7 E3 N32\$ PTR= N30 UDG= N40 W44 S40 E44\$ S30\$.	

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	972.00	UT	2.00	2.00	90	2013	2013	3	90	1,750	
2	0166	CONC, PAVMT	0	100	30	1,320.00	UT	2.00	2.00	100	2016	2016	3	100	2,640	
<b>TOTAL OB/XF 4,390</b>																

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	2.00	LT		1.00	1.00	0.80	55,000.00	44,000.00	88,000							