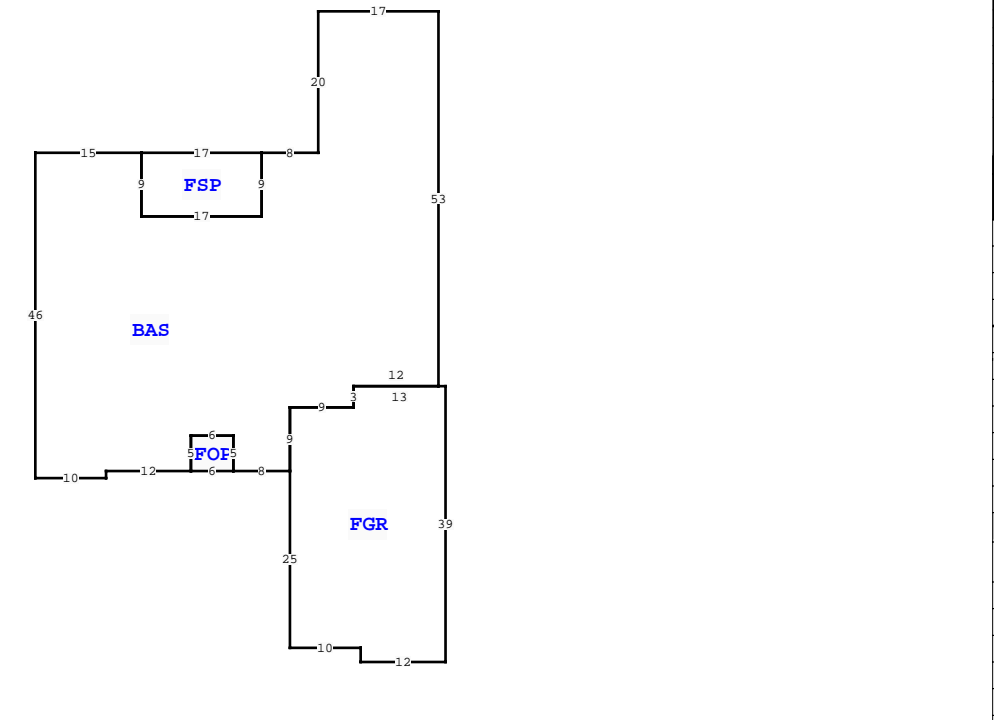


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	07 07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,023	134.6661	150.83	455,959	2012	2015	0	0	15.00	85.00	



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		02		
MAP NUM	18517.010	1.00/			
NEIGHBORHOOD/LOC	18517.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,507	100		2,507	321,411
FGR	811	55		446	57,180
FOP	30	30		9	1,153
FSP	153	40		61	7,821
TOTALS	3,501			3,023	387,565

1047 SW MANDIBA DR, LAKE CITY

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

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	100	2012	2012	3	100	5,322	

TOTAL OB/XF 5,322

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	100		PRD	0.00	0.00	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	387,565			
TOTAL MARKET OB/XF VALUE	5,322			
TOTAL LAND VALUE - MARKET	110,000			
TOTAL MARKET VALUE	502,887			
SOH/AGL Deduction	375			
ASSESSED VALUE	502,512			
TOTAL EXEMPTION VALUE	HX HB 13 502,512			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	502,887			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	489,208			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30221	SFR	1,005	06/12/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/1880	3/02/2026	QC	U	I	11	100
GRANTOR: SHAW JUSTIN CALE						
GRANTEE: SHAW JUSTIN CALE						
1543/1533	6/27/2025	WD	Q	I	01	675,000
GRANTOR: HEEKE ROBERT G						
GRANTEE: SHAW JUSTIN CALE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W17 S20 W8 FSP= W17 S9 E17 N9\$ S9 W17 N9 W15 S46 E10 N1 E12 FOP= E6 N5 W6 S5 \$ N5 E6 S5 E8 FGR= S25 E10 S2 E12 N39 W13 S3 W9 S9\$ N9 E9 N3 E12 N53\$.												