LOTS 34 & 35 OAKS OF LAKE CITY P
WD 1169-886, WD 1233-1343, WD 12

SHAW JUSTIN CALE
1047 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-135

BUILDING CHARACTERISTICS

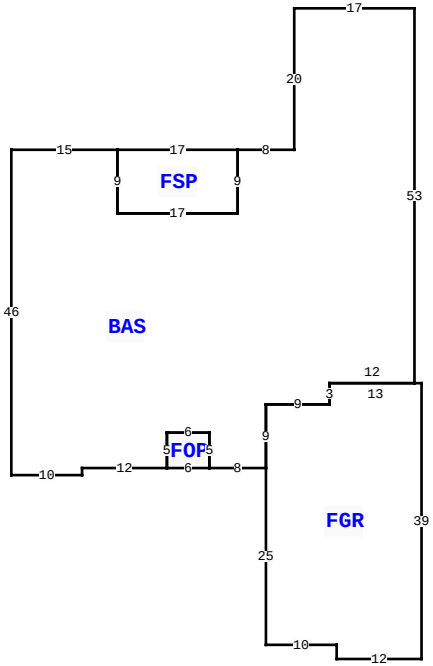
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	2,507	100		2,507	315,658
FGR	811	55		446	56,156
FOP	30	30		9	1,133
FSP	153	40		61	7,681
TOTALS	3,501			3,023	380,627

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	148.13	447,797	2012	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 2507 HX Base Yr 2026



1047 SW MANDIBA DR, LAKE CITY

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

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	2,661.00	UT	2.00	2.00	100	2012	2012	3	100	5,322	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		380,627
TOTAL MARKET OB/XF VALUE		5,322
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		495,949
SOH/AGL Deduction		0
ASSESSED VALUE		495,949
TOTAL EXEMPTION VALUE	HX HB 13	495,949
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		495,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,887

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,322

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	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							

REVIEW DATE 09/08/2025 BY TP Total Acres: 2.02 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS