LOT 36 OAKS OF LAKE CITY PHS 1

WD 1168-2187, WD 1268-1644, WD 1

COURSON EDWARD/BASS BAY
1073 SW MANDIBA DR
LAKE CITY, FL 32024-6409

2027

18-5S-17-09280-136

BUILDING CHARACTERISTICS

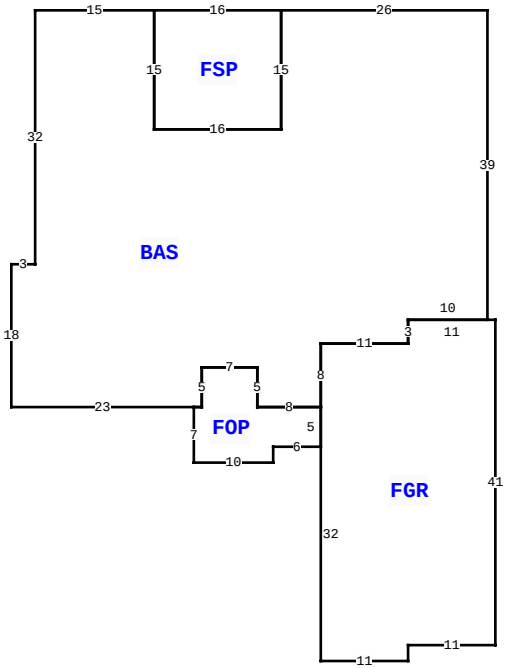
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,431	100		2,431	286,190
FGR	891	55		490	57,685
FOP	135	30		40	4,709
FSP	240	40		96	11,302
TOTALS	3,697			3,057	359,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,057	125.9060	138.50	423,394	2015	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2016 Heated Area: 2431 HX Base Yr 2016



1073 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	359,885
TOTAL MARKET OB/XF VALUE	5,514
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	420,399
SOH/AGL Deduction	141,840
ASSESSED VALUE	278,559
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	227,148
TOTAL JUST VALUE	420,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052999	Roof Replacement	36,000	05/02/2025
32809	SFR	1,124	03/26/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/2368	9/18/2014	WD	Q	V	01	24,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: EDWARD COURSON & BA						
1268/1644	1/23/2014	WD	U	V	30	50,000
GRANTOR: LINDA JANSSON						
GRANTEE: OAKS OF LAKE CITY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W16 S15 E16 N15$ S15 W16 N15 W15 S32 W3 S18 E23
FOP= S7 E10 N2 E6 N5 W8 N5 W7 S5 W1$ E1 N5 E7 S5 E8 FGR= S32
E11 N2 E11 N41 W11 S3 W11 S8$ N8 E11 N3 E10 N39$.

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	2,757.00	UT	2.00	2.00	100	2015	2015	3	100	5,514	

LAND DESCRIPTION

TOTAL OB/XF 5,514

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 1.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS