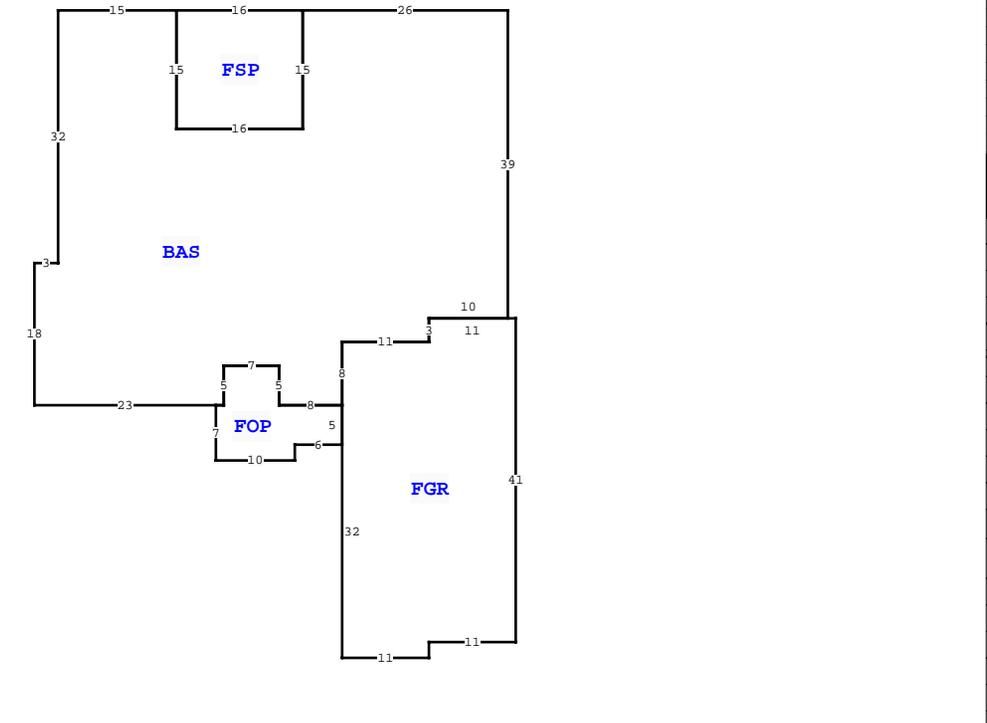


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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	3,057	125.9060	143.53	438,771	2015	2015	0	0	15.00	85.00		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			372,955	
TOTAL MARKET OB/XF VALUE			5,514	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			433,469	
SOH/AGL Deduction			163,023	
ASSESSED VALUE			270,446	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			219,035	
TOTAL JUST VALUE			433,469	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			433,388	



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	296,583
FGR	891	55		490	59,781
FOP	135	30		40	4,880
FSP	240	40		96	11,712
TOTALS	3,697			3,057	372,955

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	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

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	2015	2015	3	100	5,514	

1073 SW MANDIBA DR, LAKE CITY

BUILDING NOTES													
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**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\$.

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