LOT 37 OAKS OF LAKE CITY PHS 1.
WD 1298-700,

CRUSE LESTIE/CRUSE BILLIE GAYLE
1105 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-137

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

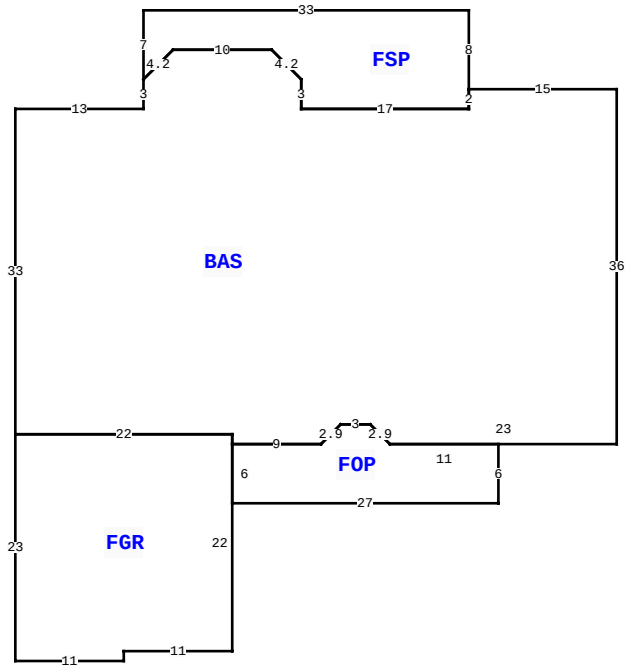
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100		2,159	290,224
FGR	495	55		272	36,564
FOP	172	30		52	6,990
FSP	243	40		97	13,039
TOTALS	3,069			2,580	346,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	129.5756	147.72	381,118	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2018 Heated Area: 2159 HX Base Yr 2018



1105 SW MANDIBA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		346,817
TOTAL MARKET OB/XF VALUE		4,226
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		406,043
SOH/AGL Deduction		174,461
ASSESSED VALUE		231,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,171
TOTAL JUST VALUE		406,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33472	SFR	905	10/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0700	7/21/2015	WD	Q	V	01	24,000

GRANTOR: OAKS OF LAKE CITY LLC
GRANTEE: LESTIE & BILLIE GAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N8 W33 S7 R3 U3 E10 D3 R3 S3 E17 N2$ S2 W17 N3 L3 U3 W10 D3 L3 S3 W13 S33 FGR= S23 E11 N1 E11 N22 W22$ E22 S1 FOP= S6 E27 N6 W11 U2 L2 W3 L2 D2 W9$ E9 U2 R2 E3 R2 D2 E23 N36$.

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	2,113.00	UT	2.00	2.00	100	2016	2016	3	100	4,226	

LAND DESCRIPTION

TOTAL OB/XF 4,226

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 08/30/2017 BY BC Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS