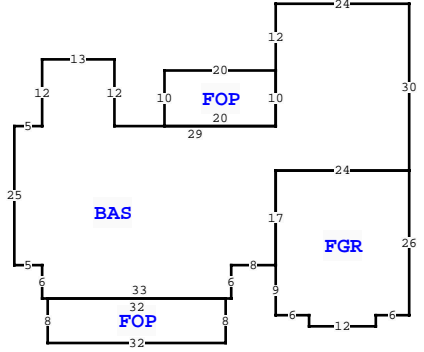
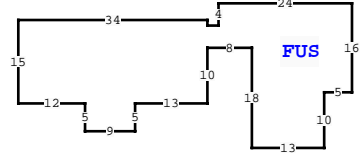




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame		WOOD FRAME	100		
Stories	1.	1.	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	2,255	100		2,255	277,638
FGR	648	55		356	43,831
FOP	200	30		60	7,387
FOP	256	30		77	9,480
FUS	1,029	100		1,029	126,691
TOTALS	4,388			3,777	465,028

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,777	116.9432	130.98	494,711	2019	2019	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2020 Heated Area: 3284 HX Base Yr 2020												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	465,028			
TOTAL MARKET OB/XF VALUE	4,500			
TOTAL LAND VALUE - MARKET	140,000			
TOTAL MARKET VALUE	609,528			
SOH/AGL Deduction	301,759			
ASSESSED VALUE	307,769			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	256,358			
TOTAL JUST VALUE	609,528			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	614,475			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0816	9/28/2017	WD Q	Q	V	01	39,000
GRANTOR: JAMES EDWARD KNEE						
GRANTEE: MARK & MELINDA NICK						
1263/1667	9/30/2013	WD Q	Q	V	01	45,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: CATHERINE DOWD & JA						

1473 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			0.00	100	2019	2019	3	100	4,500	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W24 S12 FOP= W20 S10 E20 N10\$ S10 W29 N12 W13 S12 W5 S25 E5 S6 E1 FOP= S8 E32 N8 W32\$ E33 N6 E8 FGR= S9 E6 S2 E12 N2 E6 N26 W24 S17 \$ N17 E24 N30\$ PTR= N30 FUS= N10 E5 N16 W24 S4 W2 N1 W34 S15 E12 S5 E9 N5 E13 N10 E8 S18 E13\$ S30\$.												

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	140,000.00	140,000.00	140,000								