LOT 57 OAKS OF LAKE CITY PHS 2.

WD 1323-720, WD 1350-1456, WD 13

MOOR DAVID C/MOOR CHRISTINE M
1538 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-157

BUILDING CHARACTERISTICS

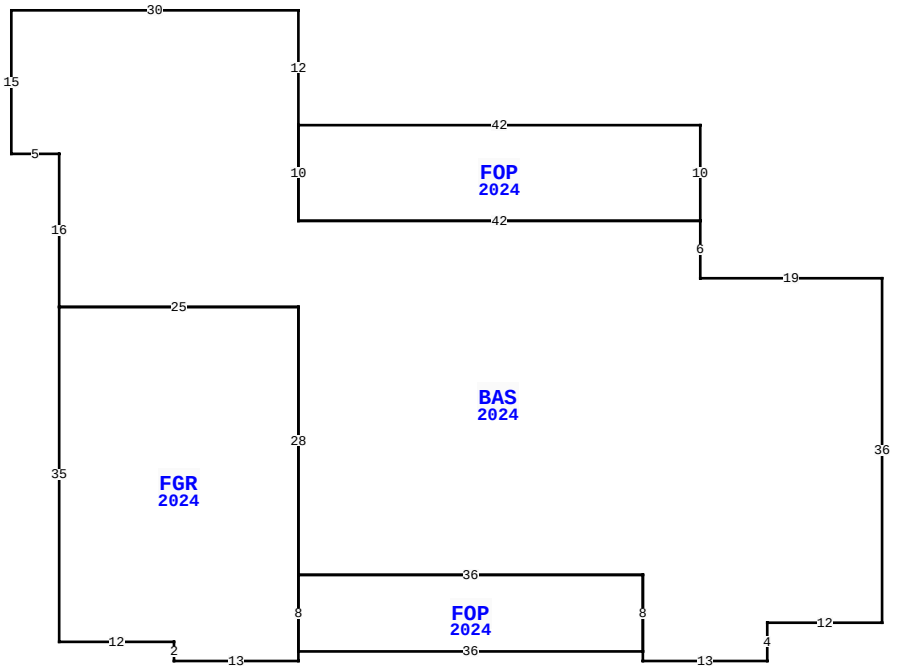
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	3,170	100	2024	3,170	412,028
FGR	901	55	2024	496	64,468
FOP	288	30	2024	86	11,178
FOP	420	30	2024	126	16,377
TOTALS	4,779			3,878	504,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,878	120.5710	132.63	514,339	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 3170 HX Base Yr 2026



1538 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		504,052
TOTAL MARKET OB/XF VALUE		79,705
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		723,757
SOH/AGL Deduction		53,945
ASSESSED VALUE		669,812
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		618,401
TOTAL JUST VALUE		723,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047216	Swimming Pool and	89,100	05/11/2023
000045559	New Residential C	200,000	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1235	5/02/2025	WD	Q	I	01	925,000
GRANTOR: HAMRICK ANDREW						
GRANTEE: MOOR DAVID C						
1465/2156	4/29/2022	WD	Q	V	01	130,000
GRANTOR: THE ENTRUST INC						
GRANTEE: HAMRICK ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=61,56] S15 E5 S16 E25 S28 E36 S8 S1 E13 N4 E12 N36 W19 N6 W42 N10 N12 W30 $
FOP=[YR=2024;ORIG=91,68] S10 E42 N10 W42 $
FOP=[YR=2024;ORIG=91,115] S8 E36 N8 W36 $
FGR=[YR=2024;ORIG=66,87] S35 E12 S2 E13 N1 N8 N28 W25 $
.

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	1,080.00	UT	3.00	3.00	100	2024	2023		100	3,240	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	2024	2023		97	34,765	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
4	0030	BARN,MT	0	100	50	40	2,000.00	UT	18.00	18.00	100	2026	2025		100	36,000	

LAND DESCRIPTION

TOTAL OB/XF 79,705

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	140,000.00	140,000.00	140,000							

REVIEW DATE 07/28/2025 BY TP Total Acres: 4.50 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/17/2026 BY SYS