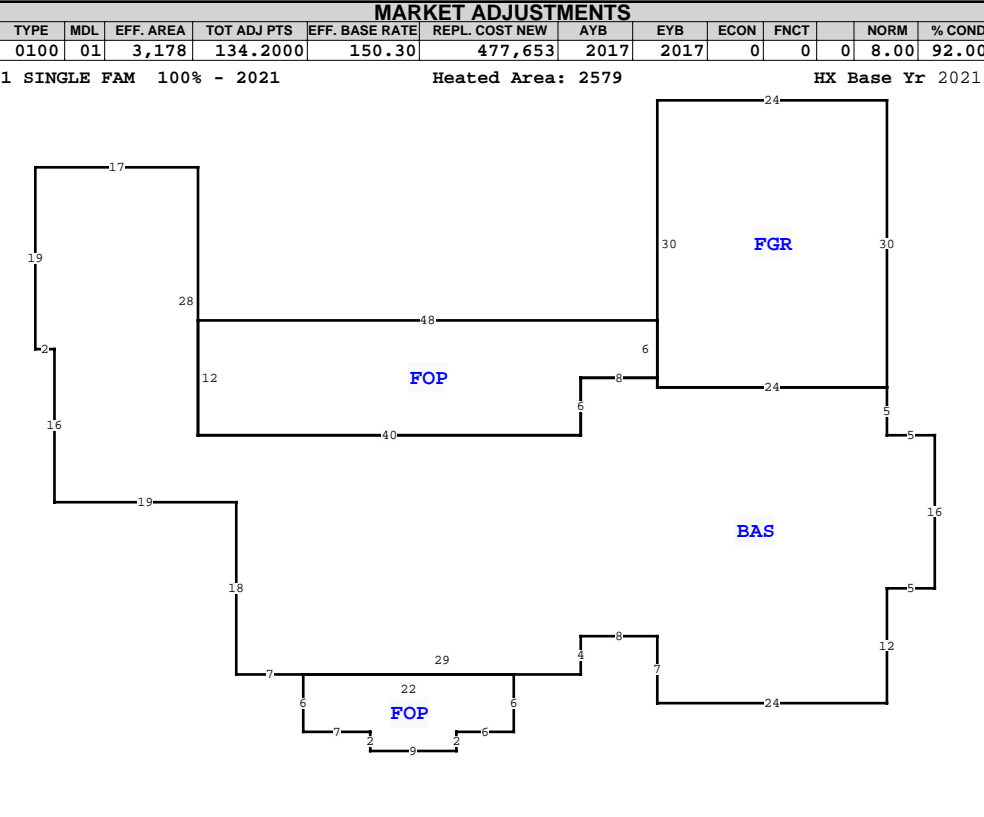


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100



1474 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			439,441	
TOTAL MARKET OB/XF VALUE			13,100	
TOTAL LAND VALUE - MARKET			140,000	
TOTAL MARKET VALUE			592,541	
SOH/AGL Deduction			243,925	
ASSESSED VALUE			348,616	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			297,205	
TOTAL JUST VALUE			592,541	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			597,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34671	SFR	1,104	11/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1441	11/15/2017	WD Q	Q	I	01	324,000
GRANTOR: ABRAM B & ANGELA D HU						
GRANTEE: JACOB D & GRACE A S						
1315/1914	5/26/2016	WD Q	Q	V	01	45,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: ABRAM B & ANGELA D						

EXTRA FEATURES	
L N	OB/XF CODE
1	0180
2	0166

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W5 N5 FGR= N30 W24 S30 E24\$ W24 N1 FOP= N6 W48 S12 E40 N6 E8\$ W8 S6 W40 N28 W17 S19 E2 S16 E19 S18 E7 FOP= S6 E7 S2 E9 N2 E6 N6 W22\$ E29 N4 E8 S7 E24 N12 E5 N16\$.	

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	5,550.00	UT	2.00	2.00	100	2017	2017	3	100	11,100	

LAND DESCRIPTION		TOTAL OB/XF														13,100								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							