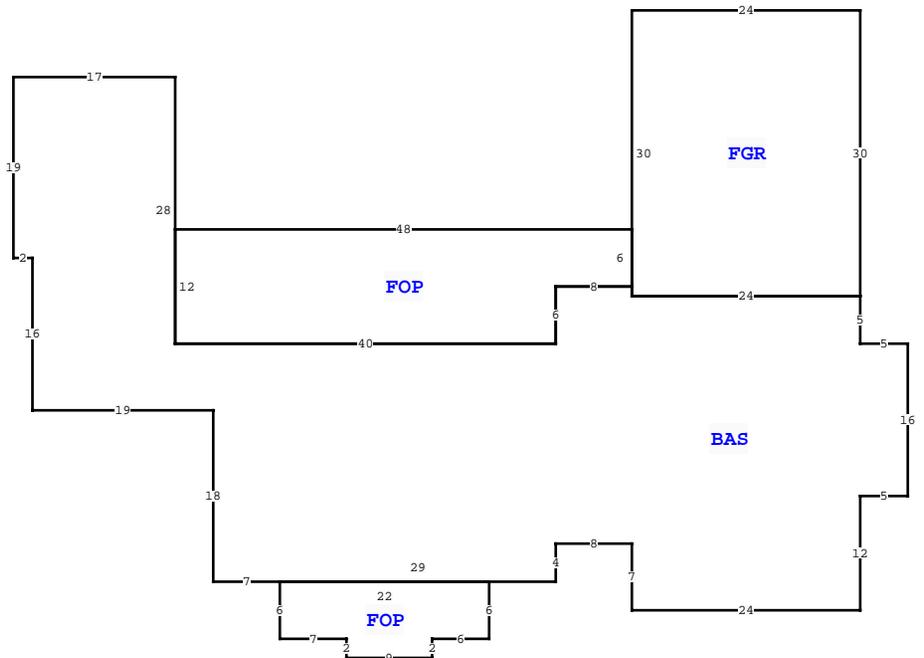




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2021									Heated Area: 2579	HX Base Yr 2021



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	2,579	100		2,579	362,996
FGR	720	55		396	55,737
FOP	150	30		45	6,334
FOP	528	30		158	22,238
TOTALS	3,977			3,178	447,306

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

1474 SW MANDIBA DR, LAKE CITY	BLD DATE	LGL DATE	05/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			447,306
TOTAL MARKET OB/XF VALUE			13,100
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			600,406
SOH/AGL Deduction			251,790
ASSESSED VALUE			348,616
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			297,205
TOTAL JUST VALUE			600,406
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						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W5 N5 FGR= N30 W24 S30 E24S W24 N1 FOP= N6 W48 S12 E40 N6 E8S W8 S6 W40 N28 W17 S19 E2 S16 E19 S18 E7 FOP= S6 E7 S2 E9 N2 E6 N6 W22S E29 N4 E8 S7 E24 N12 E5 N16S.													

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							