LOT 60 OAKS OF LAKE CITY PHS 2.
WD 1254-448, WD 1258-49, WD 1433

LEECH MARTIN JOHN/LEECH ALEXANDRA
1316 SW MADIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-160

BUILDING CHARACTERISTICS

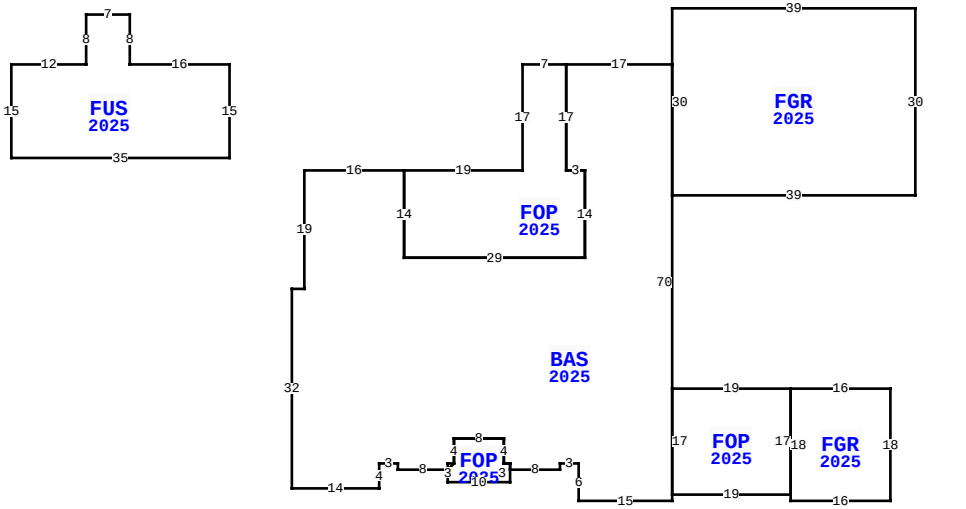
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,843	100	2025	2,843	377,462
FGR	288	55	2025	158	20,977
FGR	1,170	55	2025	644	85,503
FOP	62	30	2025	19	2,523
FOP	323	30	2025	97	12,879
FOP	525	30	2025	158	20,977
FUS	581	100	2025	581	77,139
TOTALS	5,792			4,500	597,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,500	121.9144	134.11	603,495	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 3424 HX Base Yr 2026



1316 SW MANDIBA DR, LAKE CITY

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

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	2,000.00	UT	3.00	3.00	100	2025	2024		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		597,460
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		743,460
SOH/AGL Deduction		0
ASSESSED VALUE		743,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		692,049
TOTAL JUST VALUE		743,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046634	New Residential C	200,000	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1409	8/02/2022	WD	Q	V	01	175,000

GRANTOR: MILLENIA CAPITAL INC

GRANTEE: LEECH MARTIN JOHN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=71,10] W17 S17 E3 S14 W29 N14 W16 S19 W2 S32 E14 N4 E3 S1 E8 U1R1 N4 E8 S4 E1 S1 E8 N1 E3 S6 E15 N70 $
FGR=[YR=2025;ORIG=71,1] E39 S30 W39 N30 $
FUS=[YR=2025;ORIG=0,10] W16 N8 W7 S8 W12 S15 E35 N15 $
FOP=[YR=2025;ORIG=54,10] W7 S17 W19 S14 E29 N14 W3 N17 $
FOP=[YR=2025;ORIG=71,62] E19 S17 W19 N17 $
FGR=[YR=2025;ORIG=90,62] E16 S18 W16 N18 $
FOP=[YR=2025;ORIG=44,70] W8 S4 W1 S3 E10 N3 W1 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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 03/18/2026 BY robin Total Acres: 4.50 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/17/2026 BY SYS