LOT 62 OAKS OF LAKE CITY PHASE 2
WD 1338-2688, WD 1363-82, WD 144

GARBER HAROLD/GARBER PEGGY
1192 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-162

BUILDING CHARACTERISTICS

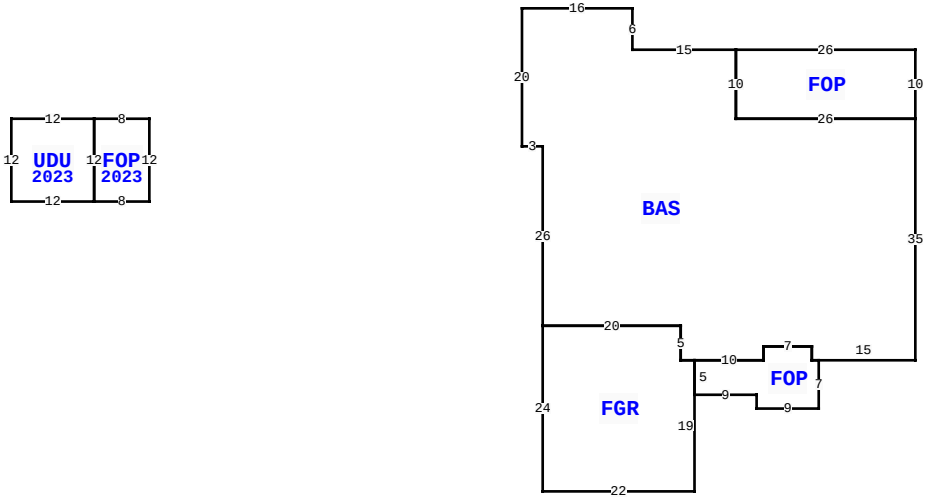
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,194	100		2,194	279,730
FGR	518	55		285	36,337
FOP	122	30		37	4,717
FOP	260	30		78	9,945
FOP	96	30	2023	29	3,697
UDU	144	55	2023	79	10,072
TOTALS	3,334			2,702	344,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	120.7360	132.81	358,853	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2194 HX Base Yr 2022



1192 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
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	1,080.00	UT	3.00	3.00	100	2022	2021		100	3,240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	344,499
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	402,739
SOH/AGL Deduction	154,850
ASSESSED VALUE	247,889
TOTAL EXEMPTION VALUE	HX HB 13 247,889
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	402,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044432	Storage Building	20,000	05/16/2022
041137	SFR		01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2618	10/12/2021	WD	Q	I	01	350,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: GARBER HAROLD						
1363/0082	6/21/2018	WD	Q	V	01	24,000
GRANTOR: DALE A & WHITNEY W MO						
GRANTEE: BRYAN ZECHER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=81,10] W15 N6 W16 S20 E3 S26 E20 S5 E2 E10 N2 E7 S2 E15 N35 W26 N10 $
FGR=[ORIG=73,50] W20 S24 E22 N19 W2 N5 $
FOP=[ORIG=81,10] E26 S10 W26 N10 $
FOP=[ORIG=93,55] W1 N2 W7 S2 W10 S5 E9 S2 E9 N7 $
FOP=[YR=2023;ORIG=-12,20] E8 S12 W8 N12 $
UDU=[YR=2023;ORIG=-24,20] E12 S12 W12 N12 $
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LAND DESCRIPTION

TOTAL OB/XF 3,240

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	55,000.00	55,000.00	55,000							

REVIEW DATE 10/12/2022 BY TW Total Acres: 0.98 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS