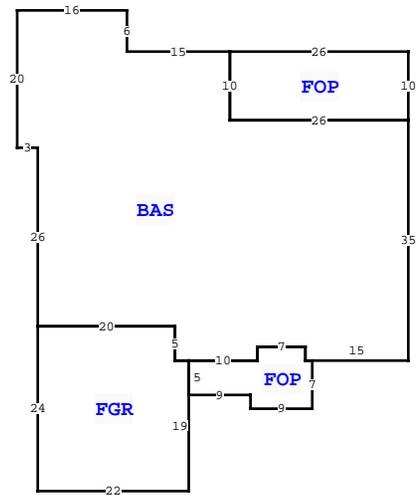
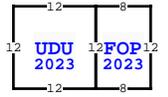


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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

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	135.22	365,364	2021	2021	0	0	4.00	96.00			
1 SINGLE FAM 100% - 2022 Heated Area: 2194 HX Base Yr 2022														



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	284,806
FGR	518	55		285	36,996
FOP	122	30		37	4,803
FOP	260	30		78	10,125
FOP	96	30	2023	29	3,764
UDU	144	55	2023	79	10,255
TOTALS	3,334			2,702	350,749

1192 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	350,749	
TOTAL MARKET OB/XF VALUE	3,240	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	408,989	
SOH/AGL Deduction	168,320	
ASSESSED VALUE	240,669	
TOTAL EXEMPTION VALUE	240,669	
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	408,989	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	412,643	

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	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						

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	0166	CONC,PAVMT	0	100	0	0		3.00	100	2022	2021		100	3,240	

BUILDING NOTES														
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 \$														

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 \$														

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	55,000.00	55,000.00	55,000							