LOT 65 OAKS OF LAKE CITY PHASE 2

WD 1362-2099, WD 1418-2569,

BARTELLI EDWARD A/BARTELLI TINA M
1124 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-165

BUILDING CHARACTERISTICS

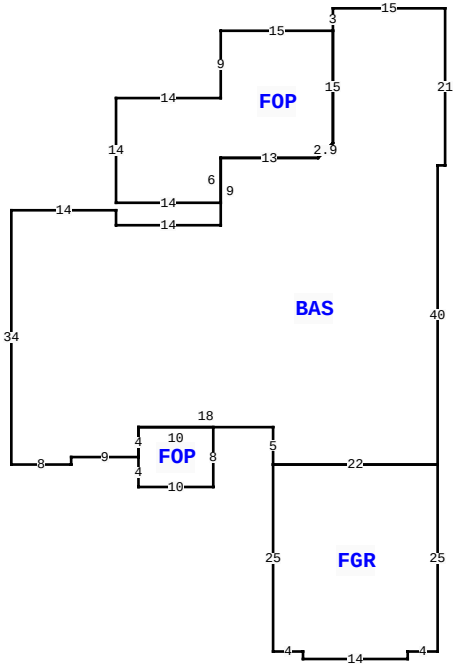
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,317	100		2,317	310,768
FGR	564	55		310	41,579
FOP	80	30		24	3,219
FOP	449	30		135	18,107
TOTALS	3,410			2,786	373,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,786	133.9954	147.39	410,629	2019	2019	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2021 Heated Area: 2317 HX Base Yr 2021



1124 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	828.00	UT	2.25	2.25	100	2019	2019	3	100	1,863	
2	0280	POOL R/CON	0	100	0	0	270.00	UT	70.00	70.00	100	2019	2019	3	89	16,821	
3	0282	POOL ENCL	0	100	0	0	768.00	UT	15.00	15.00	100	2019	2019	3	65	7,488	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		373,672
TOTAL MARKET OB/XF VALUE		26,172
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		454,844
SOH/AGL Deduction		83,465
ASSESSED VALUE		371,379
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		314,968
TOTAL JUST VALUE		454,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053571	Generator		07/14/2025
37953	POOL ENCL	144	04/04/2019
37589	POOL	375	01/03/2019
37149	SFR	1,228	08/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1418/2569	9/02/2020	WD	Q	I	01	425,000
GRANTOR: RUSSELL L ROBINSON &						
GRANTEE: EDWARD A & TINA M B						
1362/2099	6/19/2018	WD	Q	V	01	24,900
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: RUSSELL L ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S3 FOP= W15 S9 W14 S14 E14 N6 E13 R2 U2 N15 $ S15 D2 L2 W13 S9 W14 N2 W14 S34 E8 N1 E9 FOP= S4 E10 N8 W10 S4$ N4 E18 S5 FGR= S25 E4 S1 E14 N1 E4 N25 W22$ E22 N40 E1 N21$.

LAND DESCRIPTION

TOTAL OB/XF 26,172

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 07/18/2019 BY JH Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS