LOT 68 OAKS OF LAKE CITY PHS 2.
WD 1307-548, WD 1408-1500, WD 15

DEAN DAWN/DEAN BRANDILYNN
1034 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-168

BUILDING CHARACTERISTICS

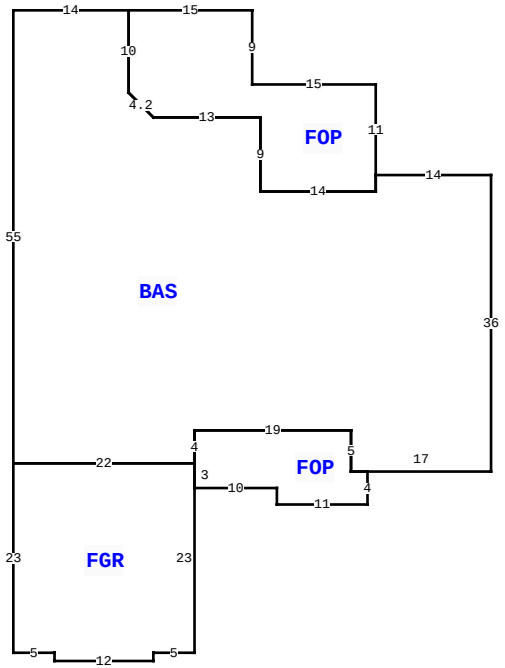
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	2,340	100		2,340	341,492
FGR	518	55		285	41,592
FOP	159	30		48	7,005
FOP	377	30		113	16,491
TOTALS	3,394			2,786	406,580

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	143.1854	160.37	446,791	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2026 Heated Area: 2340 HX Base Yr 2026



1034 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	406,580
TOTAL MARKET OB/XF VALUE	10,188
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	471,768
SOH/AGL Deduction	26,675
ASSESSED VALUE	445,093
TOTAL EXEMPTION VALUE	HX HB 13 445,093
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	471,768
NCON VALUE	5,700
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052822	Generator		04/03/2025
33744	SFR	973	02/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1754	3/25/2025	WD	Q	I	01	520,000
GRANTOR: PARISH JOHN A JR						
GRANTEE: DEAN DAWN						
1408/1500	3/23/2020	WD	Q	I	01	350,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: JOHN A JR & STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N11 W15 N9 W15 S10 D3 R3 E13 S9 E14 N2$ S2 W14 N9 W13 L3 U3 N10 W14 S55 FGR= S23 E5 S1 E12 N1 E5 N23 W22$ E22 FOP= S3 E10 S2 E11 N4 W2 N5 W19 S4$ N4 E19 S5 E17 N36$.

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	2,244.00	UT	2.00	2.00	100	2016	2016	3	100	4,488	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 10,188

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 03/09/2026 BY robin Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/26/2026 BY SYS