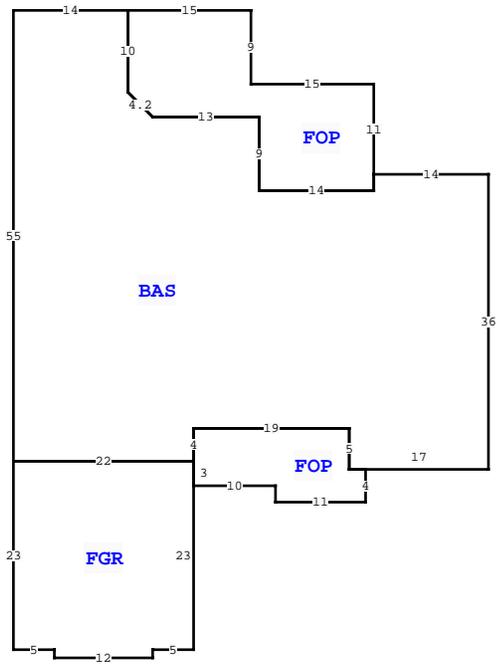


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,340	100	
FGR	518	55	
FOP	159	30	
FOP	377	30	
TOTALS	3,394		

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	163.23	454,759	2016	2016	0	0	9.00	91.00	
1 SINGLE FAM			100% - 2026	Heated Area: 2340			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	413,831			
TOTAL MARKET OB/XF VALUE	10,188			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	479,019			
SOH/AGL Deduction	26,675			
ASSESSED VALUE	452,344			
TOTAL EXEMPTION VALUE	HX HB 13	452,344		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	479,019			
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	Q	I	01	520,000
GRANTOR: PARISH JOHN A JR						
GRANTEE: DEAN DAWN						
1408/1500	3/23/2020	WD Q	Q	I	01	350,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: JOHN A JR & STEPHAN						

EXTRA FEATURES		1034 SW MANDIBA DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0104	GENERATOR	0 100

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

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\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,188																						
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							