LOT 69 OAKS OF LAKE CITY PHASE 2
WD 1402-107, WD 1432-1053, WD 15

FONTES-HINDIYEH KAITLYN/LAUGHLIN RUSSELL
1000 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-169

BUILDING CHARACTERISTICS

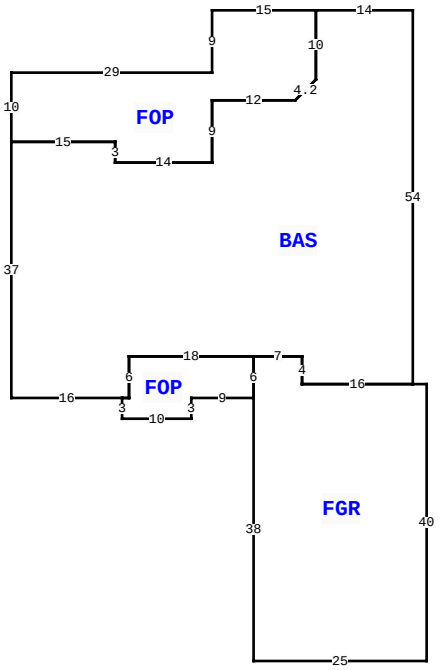
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	2,283	100		2,283	305,214
FGR	1,028	55		565	75,535
FOP	138	30		41	5,482
FOP	523	30		157	20,989
TOTALS	3,972			3,046	407,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,046	126.5996	139.26	424,186	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2283 HX Base Yr 2022



1000 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	1,380.00	UT	3.00	3.00	100	2022	2021		100	4,140	
2	0280	POOL R/CON	0	100	32	15	480.00	UT	70.00	70.00	100	2022	2021		93	31,248	
3	0282	POOL ENCL	0	100	42	25	1,050.00	UT	9.00	9.00	100	2022	2021		75	7,088	
4	0282	POOL ENCL	0	100	25	42	1,050.00	UT	15.00	15.00	100	2023	2022		80	12,600	
5	0166	CONC,PAVMT	0	100	0	0	840.00	UT	3.00	3.00	100	2023	2022		100	2,520	
6	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2027	2026		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	407,219
TOTAL MARKET OB/XF VALUE	61,596
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	523,815
SOH/AGL Deduction	48,681
ASSESSED VALUE	475,134
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	423,723
TOTAL JUST VALUE	523,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042728	Screen Enclosure	15,000	09/13/2021
000042360	Swimming Pool and	63,825	07/20/2021
000041733	New Residential C	497,000	04/14/2021
39873	SFR	0	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1335	6/12/2026	WD	Q	I	01	650,000
GRANTOR: FORBES JOHN DEE						
GRANTEE: FONTES-HINDIYEH KAI						
1432/1053	3/10/2021	WD	Q	V	03	30,000
GRANTOR: EXODUS 4 LLC						
GRANTEE: FORBES JOHN DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,20] S37 E16 E1 N6 E18 E7 S4 E16 N54 W14 S10 D3L3 W12 S9 W14 N3 W15 $
FOP=[ORIG=60,10] S10 E15 S3 E14 N9 E12 U3R3 N10 W15 S9 W29 $
FOP=[ORIG=76,57] S3 E10 N3 E9 N6 W18 S6 W1 $
FGR=[ORIG=95,51] S6 S38 E25 N40 W2 W16 N4 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 61,596

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 10/20/2026 BY TP Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS