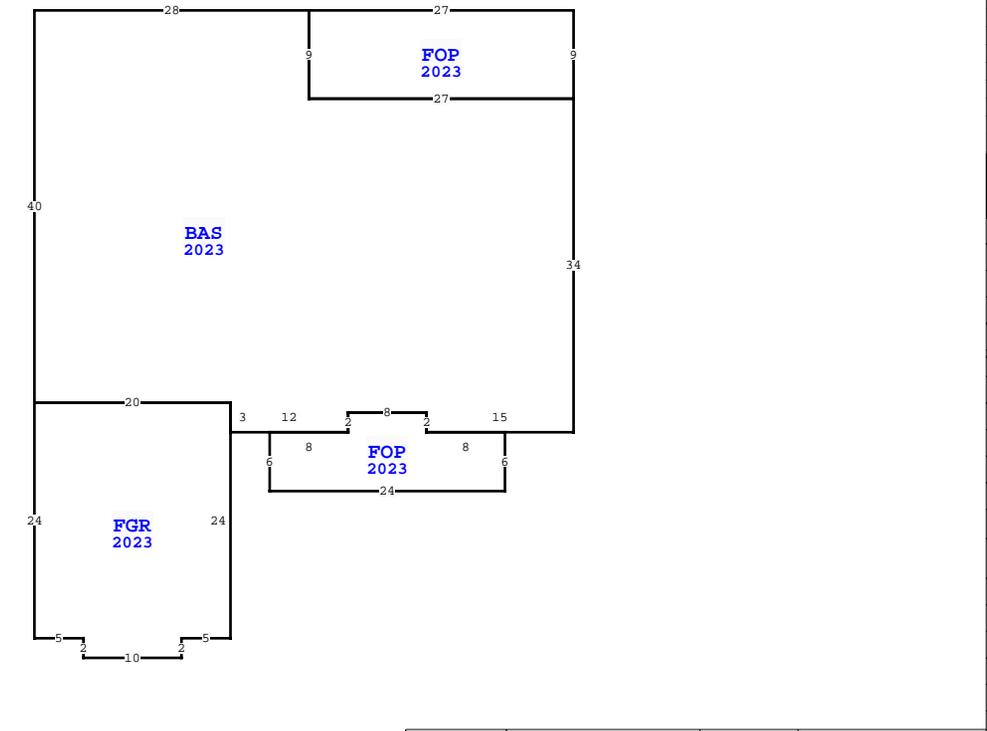


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 100
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	
1	SINGLE FAM	100%	- 2023									
Heated Area: 2046						HX Base Yr 2023						



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	2,046	100	2023	2,046	275,942
FGR	500	55	2023	275	37,089
FOP	160	30	2023	48	6,474
FOP	243	30	2023	73	9,846
<b>TOTALS</b>	<b>2,949</b>			<b>2,442</b>	<b>329,350</b>

970 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		329,350	
TOTAL MARKET OB/XF VALUE		3,840	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		388,190	
SOH/AGL Deduction		34,678	
ASSESSED VALUE		353,512	
TOTAL EXEMPTION VALUE	HX HB VX 13	353,512	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		388,190	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042266	New Residential C	365,500	07/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/647	7/31/2024	LE U	I	14		100
GRANTOR: ELLIOT KARYN D						
GRANTEE: ELLIOT KARYN D (LE)						
1437/1974	5/13/2021	WD U	V	37		30,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: ELLIOT KARYN D						

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	2023	2022		100	3,840	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=0,-20] W27 N9 W28 S40 E20 S3 E12 N2 E8 S2 E15 N34 \$	
FGR=[YR=2023;ORIG=-55,11] S24 E5 S2 E10 N2 E5 N24 W20 \$	
FOP=[YR=2023;ORIG=0,-29] W27 S9 E27 N9 \$	
FOP=[YR=2023;ORIG=-31,14] S6 E24 N6 W8 N2 W8 S2 W8 \$	

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									