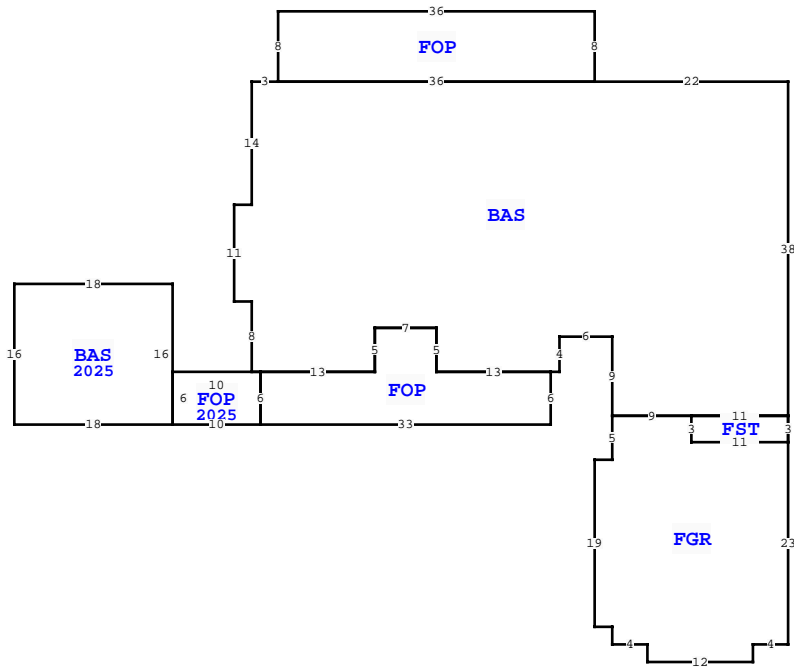


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	02	02	100
Quality	08	08	
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	2,076	100	
BAS	288	100	2025
FGR	582	55	
FOP	233	30	
FOP	288	30	2025
FOP	60	30	2025
FST	33	55	
TOTALS	3,560		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,876	151.9195	170.15	489,351	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2024 Heated Area: 2364 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		469,777	
TOTAL MARKET OB/XF VALUE		3,240	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		528,017	
SOH/AGL Deduction		194,380	
ASSESSED VALUE		333,637	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		282,226	
TOTAL JUST VALUE		528,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048803	Additions	22,000	12/07/2023
41089	SFR		12/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/234	8/24/2023	WD Q	Q	I	01	575,000
GRANTOR: MCNUTT BRUCE						
GRANTEE: FISHER MARK H						
1422/0319	10/15/2020	WD Q	Q	V	01	24,900
GRANTOR: M F BUTLER HOMES LLC						
GRANTEE: BRUCE & SUSAN MCNUT						

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	2022	2021		100	3,240	

TOTAL OB/XF												3,240			
952 SW MANDIBA DR, LAKE CITY												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	05/14/2024
												INC DATE		AG DATE	MLU

BUILDING NOTES											
BAS=[ORIG=-30,-20] S14 W2 S11 E2 S8 E1 E13 N5 E7 S5 E13 E1 N4 E6 S9 E9 E11 N38 W22 W36 W3 \$											
FGR=[ORIG=11,18] S5 W2 S19 E2 S2 E4 S2 E12 N2 E4 N23 N3 W11 W9 \$											
FOP=[ORIG=-27,-28] S8 E36 N8 W36 \$											
BAS=[YR=2025;ORIG=-57,3] E18 S16 W18 N16 \$											
FOP=[ORIG=-29,13] S6 E33 N6 W13 N5 W7 S5 W13 \$											
FST=[ORIG=20,21] N3 E11 S3 W11 \$											
FOP=[YR=2025;ORIG=-39,13] E10 S6 W10 N6 \$											

BUILDING DIMENSIONS											
BAS=[ORIG=-30,-20] S14 W2 S11 E2 S8 E1 E13 N5 E7 S5 E13 E1 N4 E6 S9 E9 E11 N38 W22 W36 W3 \$											
FGR=[ORIG=11,18] S5 W2 S19 E2 S2 E4 S2 E12 N2 E4 N23 N3 W11 W9 \$											
FOP=[ORIG=-27,-28] S8 E36 N8 W36 \$											
BAS=[YR=2025;ORIG=-57,3] E18 S16 W18 N16 \$											
FOP=[ORIG=-29,13] S6 E33 N6 W13 N5 W7 S5 W13 \$											
FST=[ORIG=20,21] N3 E11 S3 W11 \$											
FOP=[YR=2025;ORIG=-39,13] E10 S6 W10 N6 \$											

LAND DESCRIPTION												TOTAL OB/XF												3,240			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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										