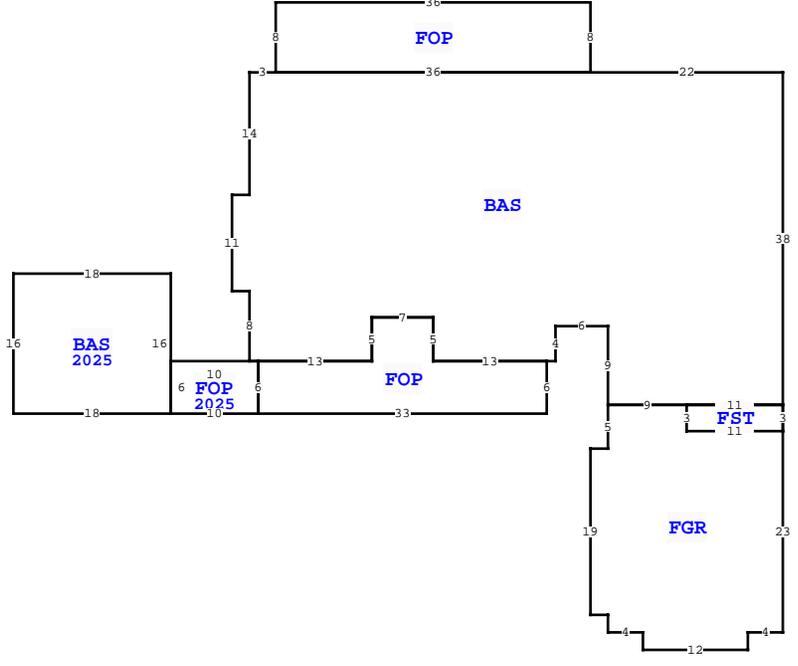


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

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	173.19	498,094	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM 100% - 2024 Heated Area: 2364 HX Base Yr 2024												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	345,160
BAS	288	100	2025	288	47,884
FGR	582	55		320	53,204
FOP	233	30		70	11,638
FOP	288	30		86	14,298
FOP	60	30	2025	18	2,992
FST	33	55		18	2,992
TOTALS	3,560			2,876	478,170

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	478,170			
TOTAL MARKET OB/XF VALUE	3,240			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	536,410			
SOH/AGL Deduction	202,773			
ASSESSED VALUE	333,637			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	282,226			
TOTAL JUST VALUE	536,410			
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
INC DATE													AG DATE
													05/14/2024 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	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									