LOT 72 OAKS OF LAKE CITY PHASE 2
WD 1351-600, WD 1390-1613,

LEWIS JONATHAN I
914 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-172

BUILDING CHARACTERISTICS

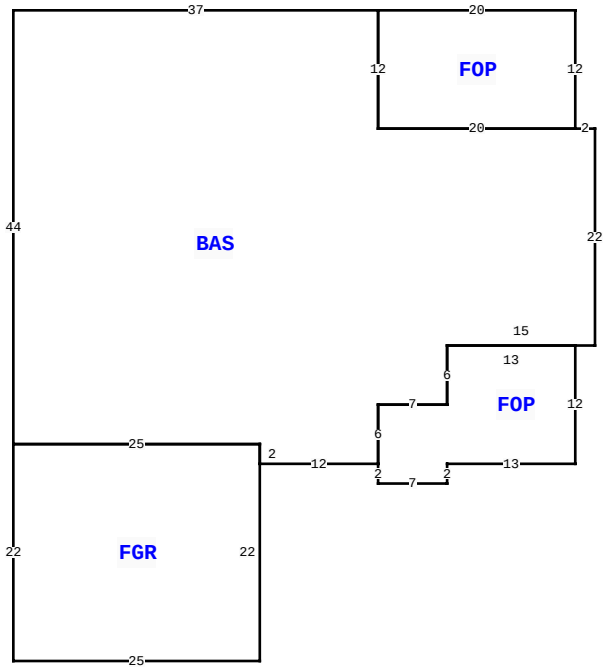
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,178	100		2,178	285,499
FGR	550	55		302	39,587
FOP	212	30		64	8,390
FOP	240	30		72	9,438
TOTALS	3,180			2,616	342,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	126.7728	139.45	364,801	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2178 HX Base Yr 2020



914 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		342,913
TOTAL MARKET OB/XF VALUE		3,746
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		401,659
SOH/AGL Deduction		102,023
ASSESSED VALUE		299,636
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,225
TOTAL JUST VALUE		401,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37502	SFR	1,112	11/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1613	7/31/2019	WD	Q	I	01	297,200
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: JONATHAN I LEWIS						
1351/0600	1/08/2018	WD	Q	V	05	135,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: M F BUTLER HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S44 FGR= S22 E25 N22 W25$ E25 S2 E12 FOP= S2 E7 N2 E13 N12 W13 S6 W7 S6$ N6 E7 N6 E15 N22 W2 FOP= N12 W20 S12 E20$ W20 N12$.

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	1,665.00	UT	2.25	2.25	100	2019	2019	3	100	3,746	

LAND DESCRIPTION

TOTAL OB/XF 3,746

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 07/18/2019 BY JH Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS