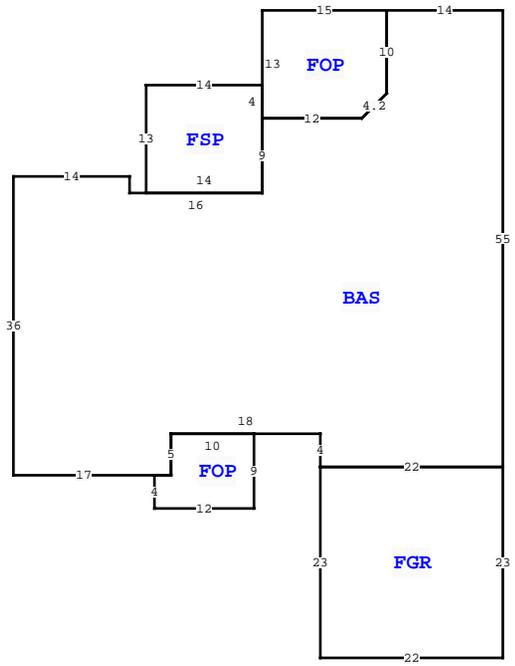


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Kitchen Adjus	02	0	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
BAS	2,370	100	
FGR	506	55	
FOP	98	30	
FOP	191	30	
FSP	182	40	
TOTALS	3,347		

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%	- 2020								
Heated Area: 2370						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		396,421	
TOTAL MARKET OB/XF VALUE		4,581	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		456,002	
SOH/AGL Deduction		181,128	
ASSESSED VALUE		274,874	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		223,463	
TOTAL JUST VALUE		456,002	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36457	SFR	1,160	03/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1424	10/12/2022	LE U	I	I	14	100

GRANTOR: STEWART JIMMY
 GRANTEE: STEWART JIMMY (ENH)
 1385/1472 5/30/2019 WD Q I 01 354,000
 GRANTOR: EXODUS 4 LLC
 GRANTEE: JIMMY & JOAN STEWAR

EXTRA FEATURES		902 SW MANDIBA DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100

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	2,036.00	UT	2.25	2.25	100	2019	2019	3	100	4,581	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 FOP= W15 S13 E12 R3 U3 N10\$ S10 D3 L3 W12 FSP= N4 W14 S13 E14 N9\$ S9 W16 N2 W14 S36 E17 FOP= S4 E12 N9 W10 S5 W2\$ E2 N5 E18 S4 FGR= S23 E22 N23 W22\$ E22 N55\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,581																						
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							