LOT 74 OAKS OF LAKE CITY PHASE

WD 1335-752, WD 1348-1724, WD 13

DRAWDY LANCE WADE/DRAWDY KELSEE ALEXA
874 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-174

BUILDING CHARACTERISTICS

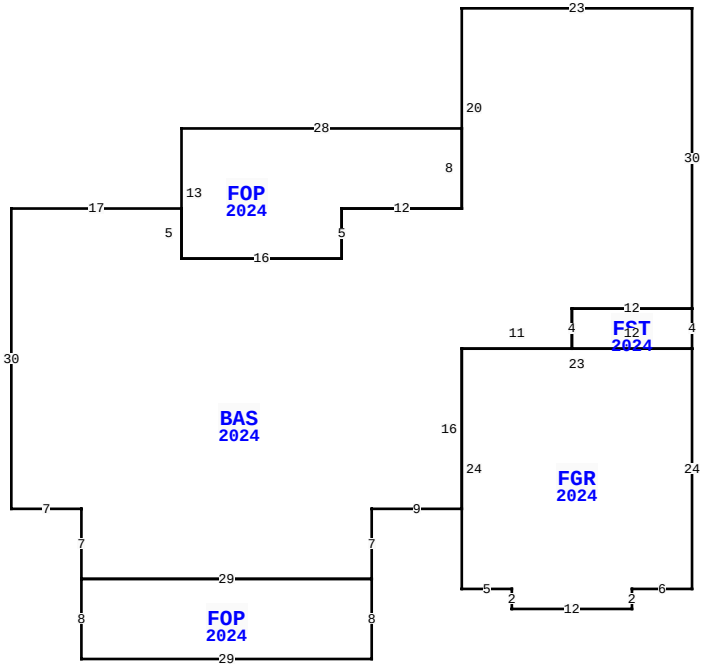
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,207	100	2024	2,207	279,095
FGR	576	55	2024	317	40,088
FOP	232	30	2024	70	8,852
FOP	304	30	2024	91	11,508
FST	48	55	2024	26	3,288
TOTALS	3,367			2,711	342,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	117.3060	129.04	349,827	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 2207 HX Base Yr 2026



874 SW MANDIBA DR, LAKE CITY

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

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	2,000.00	UT	3.00	3.00	100	2024	2023		100	6,000	
2	0280	POOL R/CON	0	100	30	15	450.00	UT	70.00	70.00	100	2024	2023		98	30,870	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	342,830
TOTAL MARKET OB/XF VALUE	38,370
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	436,200
SOH/AGL Deduction	0
ASSESSED VALUE	436,200
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	384,789
TOTAL JUST VALUE	436,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046514	Swimming Pool and	63,500	02/13/2023
000041852	New Residential C	200,000	05/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/1602	3/26/2021	WD	Q	V	01	32,000
GRANTOR: WELLS JAMES A & CAROL						
GRANTEE: DRAWDY LANCE WADE						
1391/1697	8/14/2019	WD	Q	V	01	28,000
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: JAMES A & CAROLYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,-10] W23 S20 W12 S5 W16 N5 W17 S30 E7 S7 E29 N7 E9 N16 E11 N4 E12 N30 $
FOP=[YR=2024;ORIG=-3,2] W28 S13 E16 N5 E12 N8 $
FOP=[YR=2024;ORIG=-12,47] W29 S8 E29 N8 $
FST=[YR=2024;ORIG=20,20] W12 S4 E12 N4 $
FGR=[YR=2024;ORIG=20,24] W23 S24 E5 S2 E12 N2 E6 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 38,370

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 04/15/2026 BY robin Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS