LOT 75 OAKS OF LAKE CITY PHASE 2
WD 1337-1803, WD 1349-2621, WD 1

CHILDERS JEANIE LEE/MILLER ANDREW
830 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-175

BUILDING CHARACTERISTICS

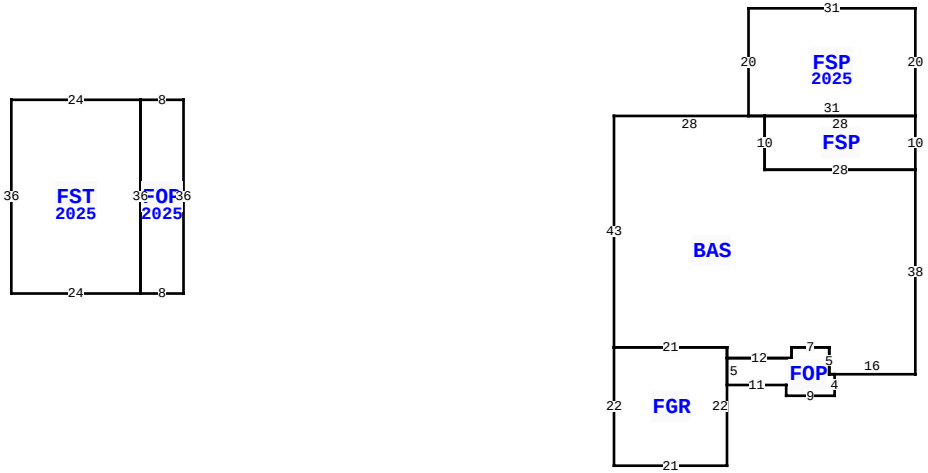
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,232	100		2,232	280,048
FGR	462	55		254	31,870
FOP	129	30		39	4,893
FOP	288	30	2025	86	10,791
FSP	280	40		112	14,053
FSP	620	40	2025	248	31,116
FST	864	55	2025	475	59,599
TOTALS	4,875			3,446	432,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,446	123.9854	136.38	469,965	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2023 Heated Area: 2232 HX Base Yr 2023



830 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	2,991.00	UT	2.00	2.00	100	2017	2017	3	100	5,982	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	432,368
TOTAL MARKET OB/XF VALUE	5,982
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	493,350
SOH/AGL Deduction	120,123
ASSESSED VALUE	373,227
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	321,816
TOTAL JUST VALUE	493,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049479	Additions	20,000	03/21/2024
000049451	Storage Building	25,000	03/19/2024
35521	SFR	1,093	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1444	1/21/2022	WD	Q	I	01	436,500
GRANTOR: WILLIAMS DAVID JR						
GRANTEE: CHILDERS JEANIE LEE						
1349/2621	12/15/2017	WD	Q	I	01	300,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: DAVID JR & AMELIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S43 E21 S2 E12 N2 E7 S5 E16 N38 W28 N10 $
FST=[YR=2025;ORIG=-140,-3] E24 S36 W24 N36 $
FGR=[ORIG=-28,43] S22 E21 N22 W21 $
FOP=[YR=2025;ORIG=-116,-3] E8 S36 W8 N36 $
FSP=[ORIG=28,10] N10 W28 S10 E28 $
FOP=[ORIG=-7,45] S5 E11 S2 E9 N4 W1 N5 W7 S2 W12 $
FSP=[YR=2025;ORIG=-3,-20] E31 S20 W31 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,982

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 04/29/2026 BY robin Total Acres: 0.99 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS