LOT 77 OAKS OF LAKE CITY PHASE 2

WD 1351-600, WD 1391-1698, WD 14

MITCHELL PATRICK/MITCHELL BRIGITTE
766 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-177

BUILDING CHARACTERISTICS

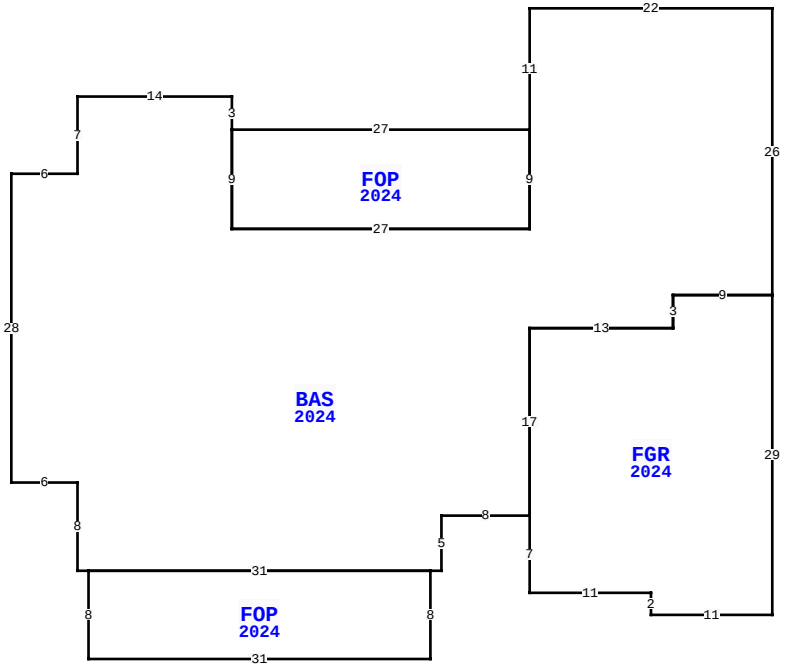
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,178	100	2024	2,178	270,583
FGR	577	55	2024	317	39,382
FOP	243	30	2024	73	9,069
FOP	248	30	2024	74	9,193
TOTALS	3,246			2,642	328,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	115.2480	126.77	334,926	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2178 HX Base Yr 2024



766 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		328,227
TOTAL MARKET OB/XF VALUE		31,440
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		414,667
SOH/AGL Deduction		12,857
ASSESSED VALUE		401,810
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		350,399
TOTAL JUST VALUE		414,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053015	Storage Building	38,000	05/05/2025
000044668	New Residential C	200,000	06/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1904	3/22/2022	WD	U	V	37	40,000
GRANTOR: IC CONSTRUCTION LLC						
GRANTEE: MITCHELL PATRICK						
1449/739	9/22/2021	QC	U	V	11	100
GRANTOR: GOMEZ ALBERT						
GRANTEE: IC CONSTRUCTION LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S28 E6 S8 E1 E31 E1 N5 E8 N17 E13 N3 E9 N26 W22 S11 S9 W27 N9 N3 W14 S7 W6 $
FOP=[YR=2024;ORIG=67,46] S8 E31 N8 W31 $
FOP=[YR=2024;ORIG=80,6] S9 E27 N9 W27 $
FGR=[YR=2024;ORIG=107,24] S17 S7 E11 S2 E11 N29 W9 S3 W13 $
.

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	980.00	UT	3.00	3.00	100	2024	2023		100	2,940	
2	0030	BARN,MT	0	100	0	0	1.00	UT	28,500.00	28,500.00	100	2026	2025		100	28,500	

LAND DESCRIPTION

TOTAL OB/XF 31,440

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 11/10/2025 BY JB Total Acres: 1.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS