LOTS 78 & 79 OAKS OF LAKE CITY P
WD 1348-1482, WD 1553-205,

ALCORN LARRY H/HUBER PAMELA J
716 SW MANDIBA DR
LAKE CITY, FL 32024

2027

18-5S-17-09280-178

BUILDING CHARACTERISTICS

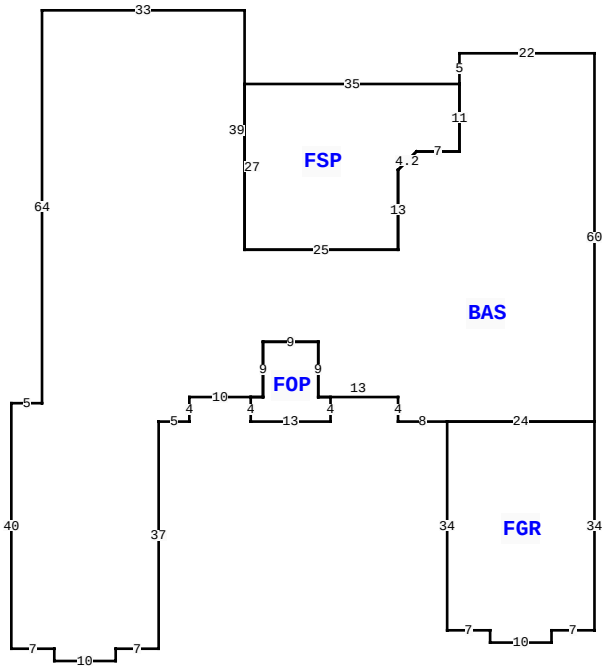
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	5,373	100		5,373	637,796
FGR	836	55		460	54,604
FOP	133	30		40	4,748
FSP	790	40		316	37,510
TOTALS	7,132			6,189	734,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,189	120.5710	132.63	820,847	2018	2018	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2019 Heated Area: 5373 HX Base Yr 2019



716 SW MANDIBA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	734,658
TOTAL MARKET OB/XF VALUE	6,748
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	851,406
SOH/AGL Deduction	235,333
ASSESSED VALUE	616,073
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	564,662
TOTAL JUST VALUE	851,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	864,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043973	Solar Power Syste	43,340	03/21/2022
36319	SFR	2,339	02/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/205	10/01/2025	WD	U	I	11	100
GRANTOR: ALCORN LARRY H						
GRANTEE: ALCORN LARRY H						
1348/1482	11/21/2017	WD	Q	V	03	42,500
GRANTOR: OAKES OF LAKE CITY LL						
GRANTEE: LARRY H ALCORN & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S5 FSP= W35 S27 E25 N13 R3 U3 E7 N11$ S11 W7 D3 L3 S13 W25 N39 W33 S64 W5 S40 E7 S2 E10 N2 E7 N37 E5 N4 E10 FOP= S4 E13 N4 W2 N9 W9 S9 W2$ E2 N9 E9 S9 E13 S4 E8 FGR= S34 E7 S2 E10 N2 E7 N34 W24$ E24 N60$.

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	3,374.00	UT	2.00	2.00	100	2018	2018	3	100	6,748	

LAND DESCRIPTION

TOTAL OB/XF 6,748

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							
2	0000	C	VAC RES	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 01/09/2019 BY HC Total Acres: 2.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS