

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 4/3/2025

Parcel: << 18-5S-17-09280-168 (34061) >>

Owner & Property Info

Result: 1 of 1

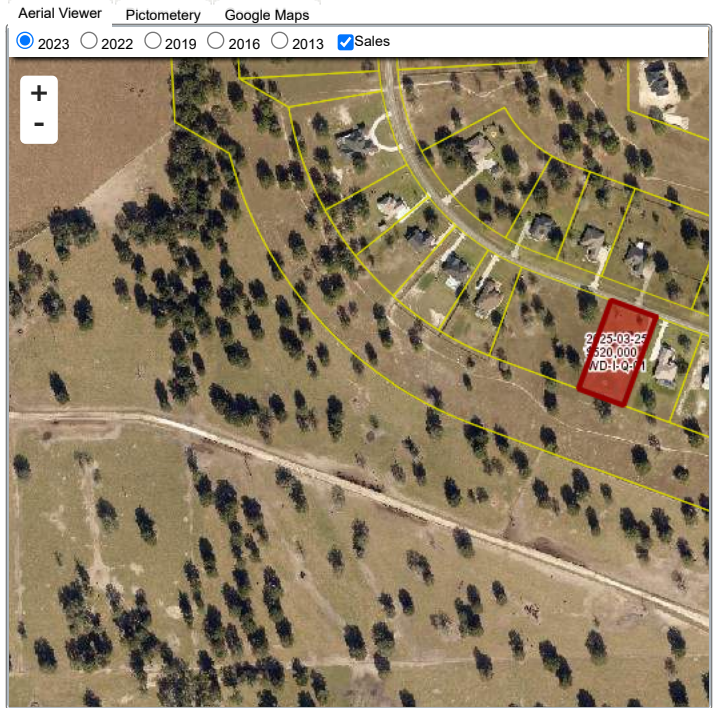
Owner	DEAN DAWN DEAN BRANDILYNN 1034 SW MANDIBA DR LAKE CITY, FL 32024		
Site	1034 SW MANDIBA DR, LAKE CITY		
Description*	LOT 68 OAKS OF LAKE CITY PHS 2. WD 1307-548, WD 1408-1500, WD 1536-1754,		
Area	1.02 AC	S/T/R	18-5S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$55,000	Mkt Land	\$55,000
Ag Land	\$0	Ag Land	\$0
Building	\$389,528	Building	\$396,361
XFOB	\$4,488	XFOB	\$4,488
Just	\$449,016	Just	\$455,849
Class	\$0	Class	\$0
Appraised	\$449,016	Appraised	\$455,849
SOH/10% Cap	\$110,538	SOH/10% Cap	\$107,555
Assessed	\$338,478	Assessed	\$348,294
Exempt	HX HB VX \$55,000	Exempt	HX HB VX \$55,722
Total Taxable	county:\$283,478 city:\$0 other:\$0 school:\$308,478	Total Taxable	county:\$292,572 city:\$0 other:\$0 school:\$318,294

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/25/2025	\$520,000	1536 / 1754	WD	I	Q	01
3/23/2020	\$350,000	1408 / 1500	WD	I	Q	01
1/5/2016	\$22,500	1307 / 548	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2016	2340	3394	\$396,361

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2016	\$4,488.00	2244.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.020 AC)	1.0000/1.0000 1.0000/ /	\$55,000 /LT	\$55,000

Search Result: 1 of 1

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