

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 8/10/2023

Parcel: << 18-5S-17-09280-127 (34020) >>

Owner & Property Info

Result: 1 of 1

Owner	COMBS ROBERT STEVEN O'BRIEN-COMBS COLLEEN NOELLE 831 SW MANDIBA DR LAKE CITY, FL 32024		
Site	831 SW MANDIBA DR, LAKE CITY		
Description*	LOT 27 OAKS OF LAKE CITY PHS 1 WD 1041-2290, WD 1303-2375, WD 1362-1613, WD 1362-1616, WD 1397-1478, WD 1412-818, WD 1473-2468,		
Area	1.03 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

2022 Certified Values		2023 Working Values	
Mkt Land	\$31,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$293,438	Building	\$321,337
XFOB	\$37,628	XFOB	\$48,242
Just	\$362,066	Just	\$404,579
Class	\$0	Class	\$0
Appraised	\$362,066	Appraised	\$404,579
SOH Cap [?]	\$30,538	SOH Cap [?]	\$0
Assessed	\$362,066	Assessed	\$404,579
Exempt	\$0	Exempt	HX HB 13 \$404,579
Total Taxable	county:\$331,528 city:\$0 other:\$0 school:\$362,066	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/22/2022	\$540,000	1473/2468	WD	I	Q	01
5/27/2020	\$387,700	1412/0818	WD	I	Q	01
10/24/2019	\$30,000	1397/1478	WD	V	Q	01
6/14/2018	\$100	1362/1616	WD	V	U	11
10/30/2015	\$24,900	1303/2375	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2020	2202	3378	\$321,337

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0280	POOL R/CON	2020	\$36,666.00	540.00	18 x 30
0169	FENCE/WOOD	2020	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2020	\$4,676.00	2078.00	0 x 0
0104	GENERATOR PERM	2022	\$5,700.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.030 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000

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