

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values  
updated: 2/27/2025

Parcel: 18-5S-17-09280-177 (34070)

Owner & Property Info

Result: 20 of 30

Owner	MITCHELL PATRICK MITCHELL BRIGITTE 766 SW MANDIBA DR LAKE CITY, FL 32024		
Site	766 SW MANDIBA DR, LAKE CITY		
Description*	LOT 77 OAKS OF LAKE CITY PHASE 2. WD 1351-600, WD 1391-1698, WD 1418-2323, QC 1449-739, WD 1462-1904,		
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	\$319,708	Building	\$316,511
XFOB	\$2,940	XFOB	\$2,940
Just	\$377,648	Just	\$374,451
Class	\$0	Class	\$0
Appraised	\$377,648	Appraised	\$374,451
SOH/10% Cap	\$0	SOH/10% Cap	\$22,351
Assessed	\$342,177	Assessed	\$352,100
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$292,177 city:\$0 other:\$0 school:\$317,177	Total Taxable	county:\$301,378 city:\$0 other:\$0 school:\$327,100

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.

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
3/22/2022	\$40,000	1462 / 1904	WD	V	U	37
9/22/2021	\$100	1449 / 739	QC	V	U	11
8/21/2020	\$31,500	1418 / 2323	WD	V	Q	01
8/14/2019	\$28,000	1391 / 1698	WD	V	Q	01
1/8/2018	\$135,000	1351 / 600	WD	V	Q	05 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2023	2178	3246	\$316,511

\*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	2023	\$2,940.00	980.00	x

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

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