

Columbia County Property Appraiser
Jeff Hampton

2024 Working Values
updated: 1/18/2024

Parcel: << 18-5S-17-09280-175 (34068) >>

Owner & Property Info

Result: 2 of 2

Owner	CHILDERS JEANIE LEE MILLER ANDREW 830 SW MANDIBA DR LAKE CITY, FL 32024		
Site	830 SW MANDIBA DR, LAKE CITY		
Description*	LOT 75 OAKS OF LAKE CITY PHASE 2. WD 1337-1803, WD 1349-2621, WD 1457-1444,		
Area	0.99 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

2023 Certified Values		2024 Working Values	
Mkt Land	\$35,000	Mkt Land	\$35,000
Ag Land	\$0	Ag Land	\$0
Building	\$298,045	Building	\$294,908
XFOB	\$5,982	XFOB	\$5,982
Just	\$339,027	Just	\$335,890
Class	\$0	Class	\$0
Appraised	\$339,027	Appraised	\$335,890
SOH Cap [?]	\$0	SOH Cap [?]	\$91,731
Assessed	\$237,048	Assessed	\$244,159
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$187,048 city:\$0 other:\$0 school:\$212,048	Total Taxable	county:\$194,159 city:\$0 other:\$0 school:\$219,159

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/21/2022	\$436,500	1457/1444	WD	I	Q	01
12/15/2017	\$300,000	1349/2621	WD	I	Q	01
5/10/2017	\$100	1337/1803	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2017	2232	3103	\$294,908

*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
0166	CONC,PAVMT	2017	\$5,982.00	2991.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.990 AC)	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$35,000