

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

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	2,317	100		2,317	321,634
FGR	564	55		310	43,033
FOP	80	30		24	3,332
FOP	449	30		135	18,740

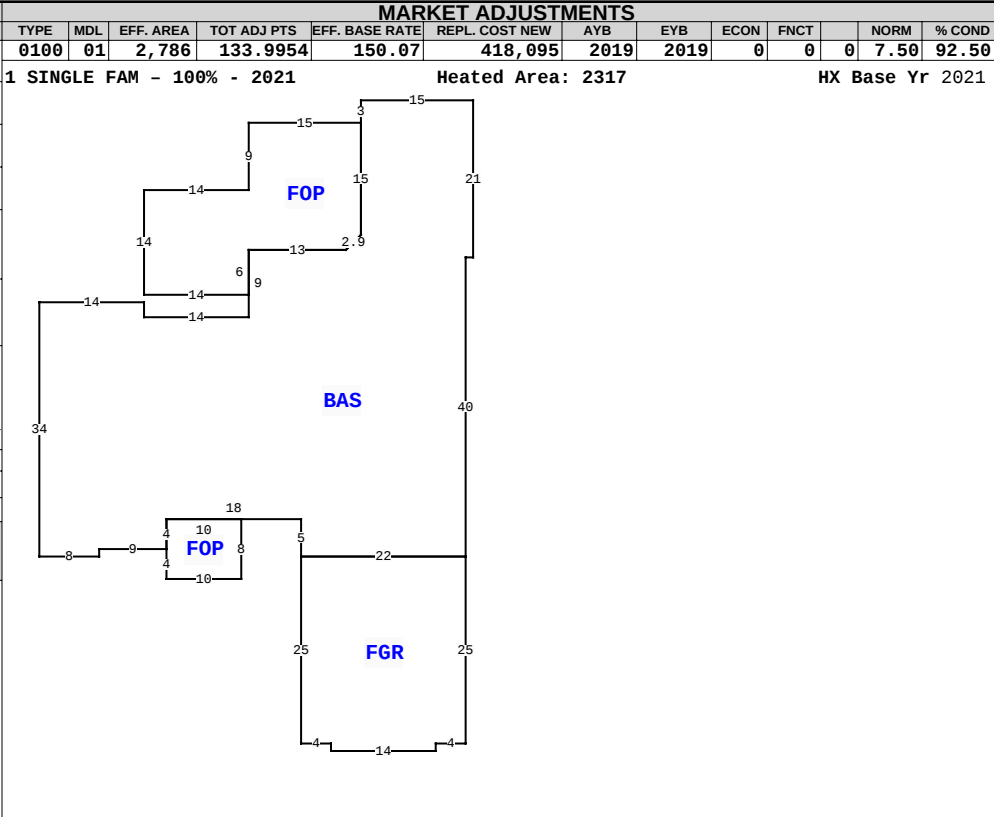
TOTALS 3,410 2,786 386,738

EXTRA FEATURES

L N	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	828.00	UT	2.25	2.25	100	2019	2019	3	100	1,863	
2	0280	POOL R/CON	0 100	0	0	270.00	UT	70.00	70.00	100	2019	2019	3	91	17,199	
3	0282	POOL ENCL	0 100	0	0	768.00	UT	15.00	15.00	100	2019	2019	3	70	8,064	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



1124 SW MANDIBA DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/14/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,786	133.9954	150.07	418,095	2019	2019	0	0	0	7.50	92.50

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		386,738
TOTAL MARKET OB/XF VALUE		27,126
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		468,864
SOH/AGL Deduction		117,781
ASSESSED VALUE		351,083
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		295,361
TOTAL JUST VALUE		468,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37953	POOL ENCL	144	04/04/2019
37589	POOL	375	01/03/2019
37149	SFR	1,228	08/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2569	9/02/2020	WD	Q	I	01	425,000
GRANTOR: RUSSELL L ROBINSON &						
GRANTEE: EDWARD A & TINA M B						
1362/2099	6/19/2018	WD	Q	V	01	24,900
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: RUSSELL L ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S3 FOP= W15 S9 W14 S14 E14 N6 E13 R2 U2 N15 \$ S15
D2 L2 W13 S9 W14 N2 W14 S34 E8 N1 E9 FOP= S4 E10 N8 W10 S4\$
N4 E18 S5 FGR= S25 E4 S1 E14 N1 E4 N25 W22\$ E22 N40 E1 N21\$.