

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 4/17/2025

Parcel: << 18-5S-17-09280-136 (34029) >>

Owner & Property Info

Result: 1 of 1

Owner	COURSON EDWARD BASS BAY 1073 SW MANDIBA DR LAKE CITY, FL 32024-6409		
Site	1073 SW MANDIBA DR, LAKE CITY		
Description*	LOT 36 OAKS OF LAKE CITY PHS 1 WD 1168-2187, WD 1268-1644, WD 1281-2368,		
Area	1.01 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	\$355,639	Building	\$359,573
XFOB	\$5,514	XFOB	\$5,514
Just	\$416,153	Just	\$420,087
Class	\$0	Class	\$0
Appraised	\$416,153	Appraised	\$420,087
SOH/10% Cap	\$160,239	SOH/10% Cap	\$156,751
Assessed	\$255,914	Assessed	\$263,336
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$205,914 city:\$0 other:\$0 school:\$230,914	Total Taxable	county:\$212,614 city:\$0 other:\$0 school:\$238,336

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
9/18/2014	\$24,000	1281 / 2368	WD	V	Q	01
1/23/2014	\$50,000	1268 / 1644	WD	V	U	30
3/6/2009	\$50,000	1168 / 2187	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2015	2431	3697	\$359,573

*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	2015	\$5,514.00	2757.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.010 AC)	1.0000/1.0000 1.0000/ /	\$55,000 /LT	\$55,000

Search Result: 1 of 1

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