

COMM SE COR OF NW1/4 OF NE1/4 N
POB, W 897.88 FT, N 507.59 FT, E
507.70 FT TO POB.

BOUDREAU GAYLE H
2038 SW MAYO RD
LAKE CITY, FL 32024-0503

2026

01-4S-15-00311-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100		1,844	116,745
FOP	623	30		187	11,839
FUS	728	100		728	46,090

TOTALS	3,195			2,759	174,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0296	SHED METAL	0	100	14	20	1.00	UT 0.00	
2	0296	SHED METAL	0	100	16	18	1.00	UT 0.00	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT 0.00	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT 0.00	
5	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	
6	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	
7	0280	POOL R/CON	0	100	12	28	336.00	UT 70.00	
8	0282	POOL ENCL	0	100	33	36	1,188.00	UT 15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.49
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.49

REVIEW DATE	08/10/2023	BY	JB
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0210	01	2,759	125.1227	115.11	317,588	2004	2004	0	0	0	45.00	55.00	
2 MODULAR 1 100% - 2018 Heated Area: 2572 HX Base Yr 2018													

2038 SW MAYO RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
45,700													

TOTAL OB/XF													
45,700													

Total Acres: 10.49	Total Land Value: 11,657	Market: 85,410	Agricultural: 2,657	Common: 9,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		174,673	
TOTAL MARKET OB/XF VALUE		45,700	
TOTAL LAND VALUE - MARKET		94,410	
TOTAL MARKET VALUE		232,030	
SOH/AGL Deduction		37,036	
ASSESSED VALUE		194,994	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		144,272	
TOTAL JUST VALUE		314,783	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,144	
XFOB:1:1: MANATEE M H			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050337	Remodel	25,584	07/12/2024
000047220	Solar Power Syste	84,604	05/11/2023
000044579	Screen Enclosure	23,661	06/02/2022
000043855	Swimming Pool and	70,865	03/07/2022
000041500	Roof Replacement	14,000	03/11/2021
21831	M H	340	05/05/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1375/0080	12/10/2018	QC	U	I	11		100
GRANTOR: FRANCIS BOUDREAU							
GRANTEE: GAYLE BOUDREAU							
1375/0078	12/10/2018	QC	U	I	11		100
GRANTOR: FRANCIS BOUDREAU							
GRANTEE: GAYLE BOUDREAU							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W35 N24 W15 S24 W1 S19 S10 E22 N1 E7 S1 E22 N2 U2R2 N4 U2L2 N19 \$									
FUS=[ORIG=0,-40] N15 W13 S6 W25 N6 W13 S15 E3 S5 E5 N5 E13 S7 E9 N7 E13 S5 E5 N5 E3 \$									
FOP=[ORIG=-51,19] W8 S18 E67 N8 W8 W22 N1 W7 S1 W22 N10 \$									
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