

TEIXEIRA AURORA MARIA
147 SW WREN CT
LAKE CITY, FL 32025

01-4S-16-02678-113

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80

Exterior Wall17MSNRY STUC 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LAM/VNLPLK 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories01NONE 100

Architectual1.1.100

Units05CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC1416.01001.00/

AREATOTALPCTYEARTOT SUBSUBAREA
TYPE GROSS OF ADJ ADJ BAREA
AREA AREA BASE VALUE VALUE

BAS1,1521001,15296,275

FCP22825574,763

FOP14430433,594

TOTALS1,5241,252104,632

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0101011,252119.900098.32123,097198620100015.0085.00

1 SFR/MH CON 0% - 2024Heated Area: 1152HX Base Yr

48

24

34

14

18

8

18

8

21

19

12

19

12

3

BAS

FCP

FOP

COLUMBIA COUNTY PROPERTY

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2

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE104,632

TOTAL MARKET OB/XF VALUE2,935

TOTAL LAND VALUE - MARKET22,500

TOTAL MARKET VALUE130,067

SOH/AGL Deduction0

ASSESSED VALUE130,067

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE130,067

TOTAL JUST VALUE130,067

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE131,298

SALES DATA

OFF RECORDTypeInstQ / VRSNSALE
NumberDATEINSTU I CDPRICE

1496/3297/28/2023WDQI01160,000

GRANTOR:MULLENS HOLDINGS, INC

GRANTEE:TEIXEIRA AURORA MAR

1496/3247/28/2023WDUII11100

GRANTOR:BAKER LISA A (FKA LIS

GRANTEE:MULLENS HOLDINGS IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E14 FOP= S8 E18N8 W18\$ E34 N3 FCP= E12 N19 W12 S19\$ N21\$.

EXTRA FEATURES

LNOB/XFDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT00001.00UT0.000.001000031001,000

20296SHED METAL0081080.00UT12.0012.00100199319933100960

30120CLFENCE 40000150.00UT6.506.50100200920093100975

TOTAL OB/XF2,935

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOC FRONTDEPTHTOTUNITD DPTH% TOTUNITADJUNITLANDOTHERADJUSTMENTSDENSITYDECLFRZYRCONSRV
CODECLSDESCRIPTIONCAPDZONEUNDTYPEFACTCONDADJPRICEPRICEVALUEAND NOTESYEARDECIYRCONSV

10201CMOD HOME00000.000.001.00LT1.001.001.0022,500.0022,500.0022,500

REVIEW DATE09/28/2023BYME

Total Acres: 0.18Total Land Value: 22,500Market: 0Agricultural: 0Common: 22,500PRINTED 11/19/2025 BY SYS