

RITTER LARRY WAYNE SR/RITTER CAROL ANN
2071 SW MAULDIN AVE
LAKE CITY, FL 32024

03-5S-16-03459-002



03

BELOW AVG. 100

03

GABLE/HIP 100

01

MINIMUM 100

02

WALL BD/WD 100

14

CARPET 90

06

VINYL ASB 10

03

CENTRAL 100

03

FORCED AIR 100

2 100

2 100

0

0 100

01

CONV 100

0

0 100

03

03 100

01

01 100

01

01

0200

MOBILE HOME

MKT AREA

01

3516.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

128

100

128

1,808

672

100

672

9,494

253

40

101

1,427

TOTALS

1,053

901

12,729

EXTRA FEATURES

2071 SW MAULDIN AVE, LAKE CITY

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

0021

BARN,FR AE

0

100

10

24

1.00

UT

0.00

0.00

100

0

0

3

100

216

2

0294

SHED WOOD/

0

100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

150

3

9945

Well/Sept

0

100

0

0

1.00

UT

7,000.00

7,000.00

100

3

100

7,000

4

0020

BARN,FR

0

100

20

24

480.00

UT

14.00

14.00

100

2007

2007

3

100

6,720

5

0070

CARPORT UF

0

100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

750

LAND DESCRIPTION

TOTAL OB/XF

14,836

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0102

C

SFR/MH

100

A-1

0.00

0.00

6.63

AC

1.00

1.00

1.00

8,000.00

8,000.00

53,040

REVIEW DATE

10/03/2019

BY

KR

Total Acres: 6.63

Total Land Value: 53,040

Market: 0

Agricultural: 0

Common: 53,040

PRINTED 11/18/2025 BY SYS

0800

02

901

58.8750

35.32

31,823

1975

1975

0

0

0

60.00

40.00

1 MOBILE HME

100% - 1995

Heated Area: 800

HX Base Yr 1995

11

23

11

23

12

44

12

34

8

16

8

16

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025

MLU

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

12,729

TOTAL MARKET OB/XF VALUE

14,836

TOTAL LAND VALUE - MARKET

53,040

TOTAL MARKET VALUE

80,605

SOH/AGL Deduction

25,593

ASSESSED VALUE

55,012

TOTAL EXEMPTION VALUE

HX HB VX

35,012

BASE TAXABLE VALUE

20,000

TOTAL JUST VALUE

80,605

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

80,605

XF0B:1:1: SKLI M H

BLDG:1:1: SKLI MH

SALE:1:1: 6.63 ACRES WITH MH TO LOW FOR AREA

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0795/0511

9/02/1994

WD U

I

12

25,000

GRANTOR:PAULINE M SLADE (WIDO

GRANTEE:LARRY WAYNE & CAROL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W12 FSP= N11 W23 S11 E23\$ W44 S12 E22 BAS= S8 E16 N8 W16\$ E34\$.