COMM SW COR OF SEC, N 435.43 FT
216.37 FT, E 1326.46 FT TO E LIN
SW1/4, S 216.37 FT, W 1326.74 FT

FREEMAN CHRISTEL LYNN
2013 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

03-5S-16-03459-005

BUILDING CHARACTERISTICS

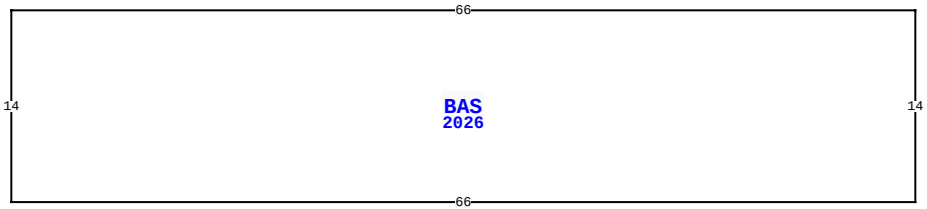
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2026	924	47,715
TOTALS	924			924	47,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	924	114.5000	93.89	86,754	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 924 HX Base Yr



2013 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,715
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	62,720
TOTAL MARKET VALUE	65,314
SOH/AGL Deduction	0
ASSESSED VALUE	65,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,314
TOTAL JUST VALUE	117,435
NCON VALUE	54,715
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051924	Mobile Home		12/26/2024
000051737	Right-of-Way Acce		12/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2339	4/28/2025	AG	U	V	21	0
GRANTOR: MCCREA MERCELYN						
GRANTEE: FREEMAN CHRISTEL LY						
1538/1951	4/24/2025	AG	U	V	21	100
GRANTOR: MCCREA MERCELYN						
GRANTEE: FREEMAN CHRISTEL LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-2,1] E66 S14 W66 N14 $
.

EXTRA FEATURES

LN	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.84	AC		1.00	1.00	1.00	445.00	445.00	2,599							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.84	AC		1.00	1.00	1.00	8,000.00	8,000.00	54,720							
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 6.84 Total Land Value: 10,599 Market: 54,720 Agricultural: 2,599 Common: 8,000 PRINTED 11/19/2025 BY SYS