

MAULDEN CODI
774 NW BLACKBERRY
LAKE CITY, FL 32055

2025

06-5S-16-03471-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Stories

Architectual Units

Condition Adj

Kitchen Adjus

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

31 VINYL SID 100

03 GABLE/HIP 100

14 PREFIN MT 100

05 DRYWALL 100

14 CARPET 90

08 SHT VINYL 10

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

1. 1. 100

01 CONV 100

0 100

03 03 100

01 01 100

05 05

0200MOBILE HOME

MKT AREA 02

6516.00 1.00/

AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

BAS 924 100 924 56,324

EXTRA FEATURES

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 0296 SHED METAL 0 0 12 24 288.00 UT 5.00 5.00 100 1993 1993 3 100 1,440

2 9945 Well/Sept 0 0 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 0 A-1 0.00 0.00 1.01 AC 1.00 1.00 1.00 14,000.00 14,000.00 14,140

REVIEW DATE 08/13/2019 BY BC Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 06/27/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0201 02 924 117.9000 110.83 102,407 1993 1993 0 0 45.00 55.00

1 MANUF 1 - 0% - 2024 Heated Area: 924 HX Base Yr

BAS

BLD DATE XF DATE INC DATE

YEAR ON YEAR ACTUAL Q % COND

LGL DATE LAND DATE AG DATE

04/07/2025 MLU

TOTAL OB/XF 8,440

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 56,324

TOTAL MARKET OB/XF VALUE 8,440

TOTAL LAND VALUE - MARKET 14,140

TOTAL MARKET VALUE 78,904

SOH/AGL Deduction 0

ASSESSED VALUE 78,904

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 78,904

TOTAL JUST VALUE 78,904

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 73,696

XFOB:1:1: PALM AIR ID#N8-4395A N8-4395B ON DEED &

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1483/798 1/23/2023 PB U I 18 0

GRANTOR: CLERK OF COURT

GRANTEE: MAULDEN CODI

1451/2073 10/28/2021 QC P I 98 100

GRANTOR: MAULIN CODI

GRANTEE: MAULDEN PROPERTIES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14\$.