COMM SE COR OF NE1/4 OF NE1/4, R
W R/W MAULDIN RD FOR POB, CONT W
428.01 FT, S 75 DEG E 665.92 FT

WARNER JOHN FRANCIS
2344 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

09-5S-16-03496-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

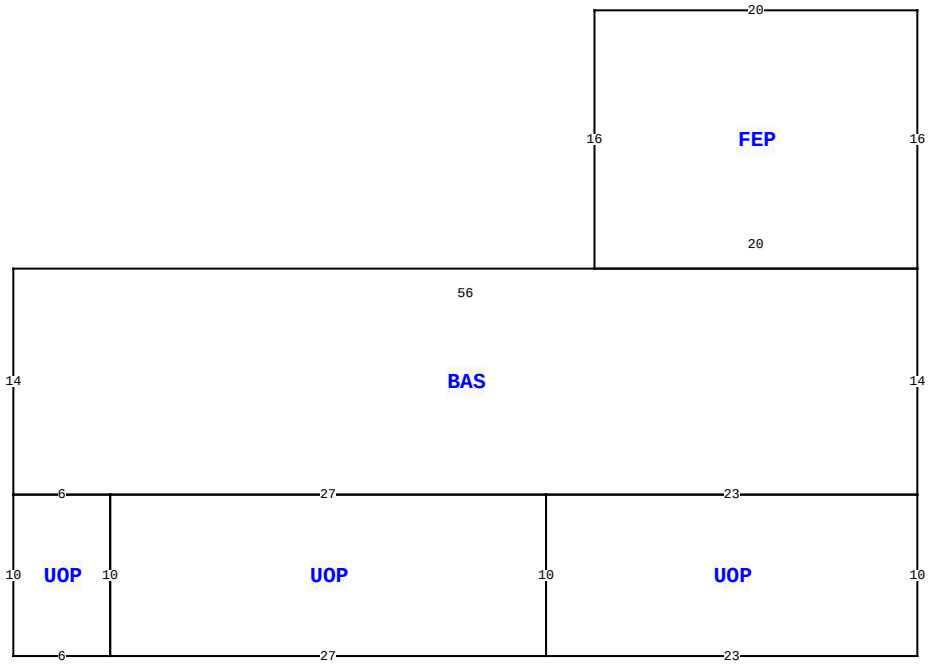
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,361
FEP	320	85		272	6,023
UOP	60	25		15	332
UOP	230	25		58	1,284
UOP	270	25		68	1,506
TOTALS	1,664			1,197	26,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,197	92.2590	55.36	66,266	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 784 HX Base Yr 2023



2344 SW MAULDIN AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,506
TOTAL MARKET OB/XF VALUE		11,544
TOTAL LAND VALUE - MARKET		56,430
TOTAL MARKET VALUE		94,480
SOH/AGL Deduction		10,780
ASSESSED VALUE		83,700
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,978
TOTAL JUST VALUE		94,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,480

XFOB:1:1: RICH MH

SALE:1:1: 10.27 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/201	10/20/2022	WD	U	I	30	49,900
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: WARNER JOHN FRANCIS						
1352/0121	1/10/2018	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 UOP= S10 E6 N10W6$ E6 UOP= S10 E27 N10 W27$ E27 UOP= S10 E23 N10 W23$ E23 N14$ FEP= N16 W20 S16 E20$.

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	0210	GARAGE U	0	100	24	32	768.00	UT	6.50	6.50	75	1993	1993	3	75	3,744	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,544

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.13	AC		1.00	1.00	1.00	11,000.00	11,000.00	56,430							

REVIEW DATE 02/08/2023 BY CP Total Acres: 5.13 Total Land Value: 56,430 Market: 0 Agricultural: 0 Common: 56,430 PRINTED 11/21/2025 BY SYS