LOT 1 MAULDIN FARMS S/D. EX W 39
LOT 1.

GONZALEZ ADRIANA C
2532 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

09-5S-16-03497-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

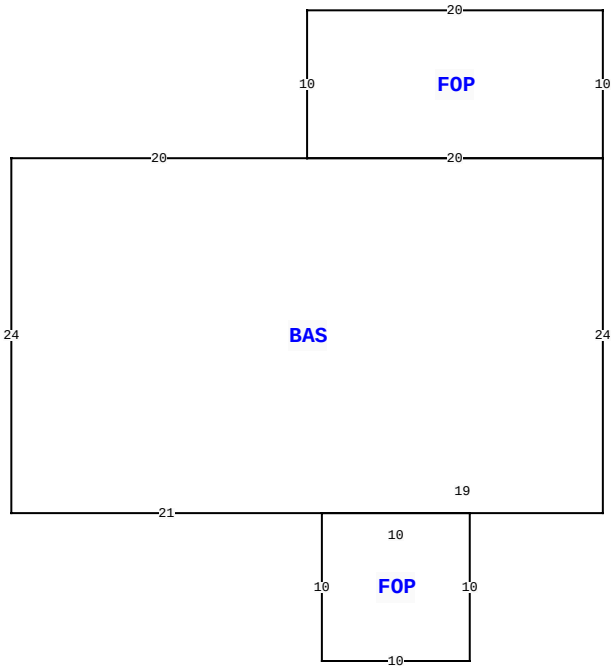
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	25,367
FOP	100	35		35	925
FOP	200	35		70	1,850
TOTALS	1,260			1,065	28,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,065	110.1050	66.06	70,354	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 960 HX Base Yr 2013



2352 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		28,142
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		56,842
SOH/AGL Deduction		23,000
ASSESSED VALUE		33,842
TOTAL EXEMPTION VALUE	HX HB WX DX	33,842
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,842

SALE:1:1: 5.01 AC

XFOB:1:1: 1993 FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10003	M H	50	07/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1413	8/28/2024	LE	U	I	14	100
GRANTOR: GONZALEZ ADRIANA C (E						
GRANTEE: BOSTON ADRIANA (RMD						
1133/0400	9/27/2007	WD	Q	I	01	100
GRANTOR: ADRIANA BOSTON						
GRANTEE: WILFREDO & ADRIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S24 E21 FOP= S10 E10 N10 W10$ E19 N24 FOP= N10 W20 S10 E20$ W20$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
8	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 08/28/2019 BY BC Total Acres: 2.51 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/07/2025 BY SYS