LOT 4 MAULDIN FARMS S/D.
745-496, WD 1512-1840,

STRICKLAND AUSTIN DEWAYNE
7021 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

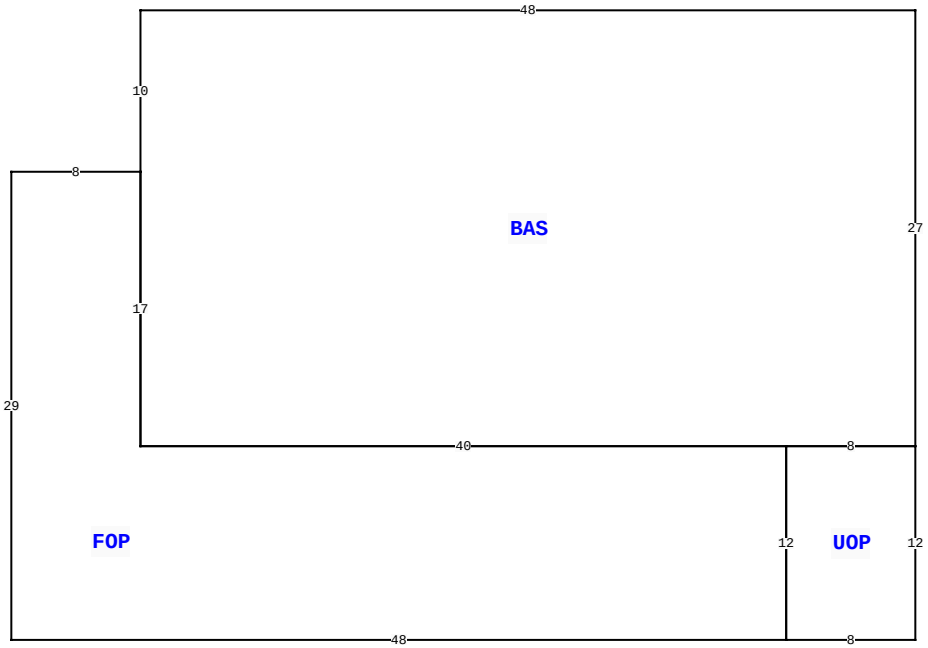
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,296	100		1,296	85,189
FOP	712	35		249	16,367
UOP	96	25		24	1,578
TOTALS	2,104			1,569	103,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,569	112.9000	92.58	145,258	1997	2012	0	0	0	29.00	71.00

1 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr



7021 SW COUNTY ROAD 240 , 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	103,133
TOTAL MARKET OB/XF VALUE	19,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	172,133
SOH/AGL Deduction	0
ASSESSED VALUE	172,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,133
TOTAL JUST VALUE	172,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,491

XFOB:1:1: PEAC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1840	4/01/2024	WD	Q	I	01	221,000
GRANTOR: HEIN VICKI H						
GRANTEE: STRICKLAND AUSTIN D						
0745/0496	4/16/1991	WD	Q	V		17,500
GRANTOR: N FLA TIMBERLAND						
GRANTEE: HEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S10 FOP= W8 S29 E48 N12 W40 N17$ S17 E40 UOP= S12 E8 N12 W8$ E8 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0210	GARAGE U	0	0	20	30	600.00	UT	18.00	18.00	100	2006	2006	3	100	10,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/01/2024 BY CP Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/07/2025 BY SYS