LOT 5 MAULDIN FARMS S/D.
752-1677, 761-770, 780-363, QC 1

LIZ ROLAND JR/LIZ CHARLENE E
7051 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-105

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

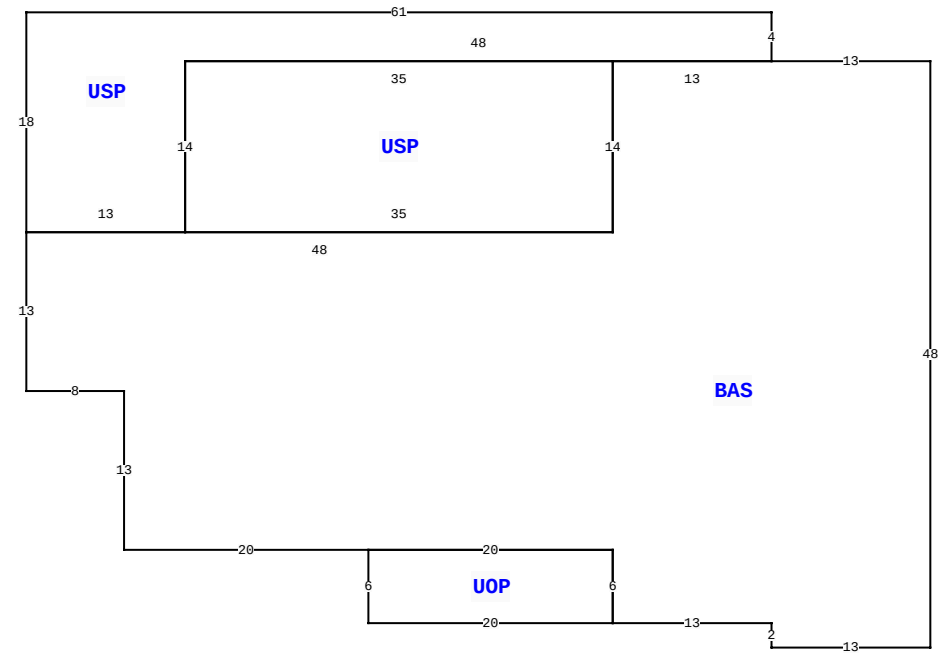
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 9516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100		2,366	135,765
UOP	120	20		24	1,377
USP	426	35		149	8,550
USP	490	35		172	9,870
TOTALS	3,402			2,711	155,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,711	113.4000	104.33	282,839	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2007 Heated Area: 2366 HX Base Yr 2007



7051 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		155,561
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		216,261
SOH/AGL Deduction		52,098
ASSESSED VALUE		164,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,441
TOTAL JUST VALUE		216,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,261

SALE:3:1: LOT 5, MAULDIN FARMS
SALE:2:1: $.60 STAMPS REPO
SALE:1:1: LOT 5 MAULDIN FARMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23559	M H	0	08/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1052/0362	7/18/2005	WD	Q	V	04	100
GRANTOR: NORTH FL TIMBER INC						
GRANTEE: ROLAND LIZ JR & CHA						
1052/0102	6/02/2004	QC	Q	V	06	16,500
GRANTOR: DENISE M LIZ						
GRANTEE: ROLANDO JR & CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 USP= N4 W61 S18 E13 N14 E48$ W13 USP= W35 S14 E35 N14$ S14 W48 S13 E8 S13 E20 UOP= S6 E20 N6 W20$ E20S6 E13 S2 E13 N48$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0030	BARN,MT	0	100	25	30	750.00	UT	12.00	12.00	100	2006	2006	3	100	9,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	0201	C	MOD HOME	100		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 08/28/2019 BY BC Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/07/2025 BY SYS