W1/2 LOT 2 MAULDIN FARMS S/D.

941-2390, WD 1382-1360,

GONZALEZ ZOLAINE
2422 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

09-5S-16-03497-113

BUILDING CHARACTERISTICS

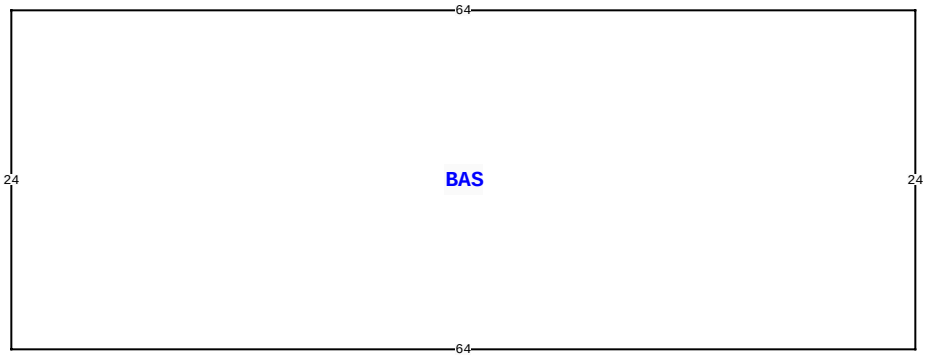
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,536	100		1,536	90,453
TOTALS	1,536			1,536	90,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,536	113.9000	107.07	164,460	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1536 HX Base Yr 2020



2422 SW MAULDIN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,453
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		21,875
TOTAL MARKET VALUE		120,528
SOH/AGL Deduction		60,936
ASSESSED VALUE		59,592
TOTAL EXEMPTION VALUE	HX HB	34,592
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048414	Roof Replacement	7,500	10/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/1360	3/29/2019	WD	U	I	11	100
GRANTOR: SERAFIN & ZUNILDA GON						
GRANTEE: ZOLAINE GONZALEZ						
0941/2390	12/11/2001	WD	Q	V	01	100
GRANTOR: ARMANDO & YANEL GONAZ						
GRANTEE: SERAFIN & ZUNILDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S24 E64 N24$.

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	2000	2000	3	100	1,200	
2	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 8,200

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	1.25	35,000.00	43,750.00	21,875							

REVIEW DATE 12/04/2023 BY JS Total Acres: 2.51 Total Land Value: 21,875 Market: 0 Agricultural: 0 Common: 21,875 PRINTED 10/02/2025 BY SYS