W 399.96 FT OF LOT 1 MAULDIN
FARMS S/D.
ORB 746-970, DC 1236-851,

BRAY DEBRA M
2394 SW MAULDIN AVE
LAKE CITY, FL 32024-4709

2026

09-5S-16-03497-114

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

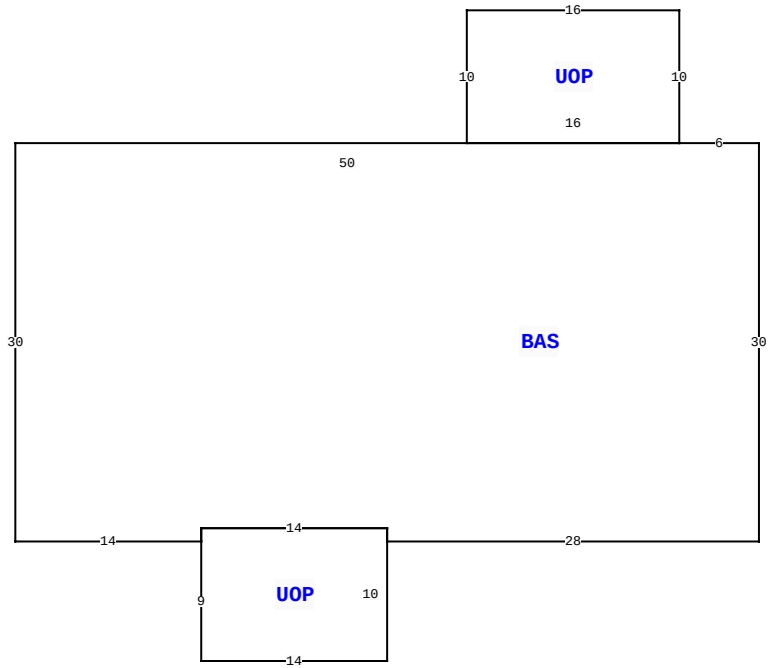
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	98,108
UOP	140	25		35	2,061
UOP	160	25		40	2,356
TOTALS	1,966			1,741	102,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,741	113.9000	107.07	186,409	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1666 HX Base Yr 2015



2394 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		102,525
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		128,025
SOH/AGL Deduction		54,881
ASSESSED VALUE		73,144
TOTAL EXEMPTION VALUE	HX HB	48,144
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1285/2228	11/21/2014	WD	Q	I	01	67,000

GRANTOR: ANDRIANA C GONZALEZ

GRANTEE: DEBRA M BRAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N10 W16 S10 E16$ W50 S30 E14 UOP= S9 E14 N10 W14 S1 $ N1 E14 S1 E28 N30$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
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 8,000

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	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: 2.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/18/2025 BY SYS