LOT 25 TIMBERLANDS S/D PHASE 1

WD 1134-1698, WD 1158-307, WD 12

FOSTER TIMOTHY CAL
152 SW MULBERRY DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

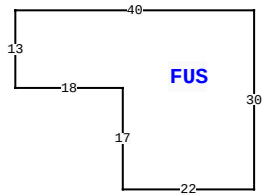
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

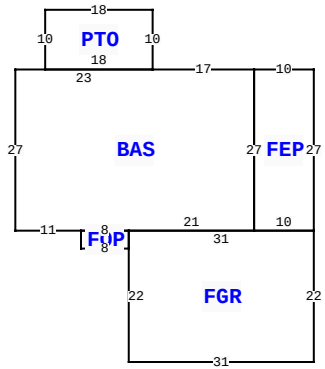
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	113,197
FEP	270	80		216	22,639
FGR	682	55		375	39,305
FOP	24	30		7	734
FUS	894	100		894	93,702
PTO	180	5		9	944
TOTALS	3,130			2,581	270,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	112.7480	126.28	325,929	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2012 Heated Area: 1974 HX Base Yr 2012





152 SW MULBERRY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,521
TOTAL MARKET OB/XF VALUE		3,573
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		296,594
SOH/AGL Deduction		106,543
ASSESSED VALUE		190,051
TOTAL EXEMPTION VALUE	HX HB 13	190,051
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		296,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050348	Roof Replacement	24,000	07/12/2024
26545	SFR	691	12/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/1940	11/12/2010	WD	Q	I	01	183,900
GRANTOR: QMI INC						
GRANTEE: TIMOTHY CAL FOSTER						
1158/0307	6/26/2008	WD	Q	I		209,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: QMI INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W18 S10 E18$ W23 S27 E11 FOP= S3 E8 N3 W8$ E8 FGR= S22 E31 N22 W31$ E21 FEP= E10 N27 W10 S27$ N27$ PTR= N30 FUS= N30 W40 S13 E18 S17 E22$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1,191.00	UT	3.00	3.00	100	2008	2008	3	100	3,573	

LAND DESCRIPTION

TOTAL OB/XF 3,573

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 08/28/2024 BY JS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS