LOT 31 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1185-2377, WD 1

BOYD ALISON BROOKE/KUMKA TYLER LEE
330 SW MULBERRY DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
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		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

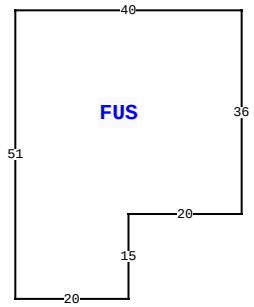
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

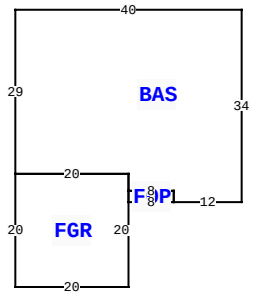
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100		1,244	126,942
FGR	400	55		220	22,450
FOP	16	30		5	510
FUS	1,740	100		1,740	177,555
TOTALS	3,400			3,209	327,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,209	108.4608	121.48	389,829	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2016 Heated Area: 2984 HX Base Yr 2016





330 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		327,456
TOTAL MARKET OB/XF VALUE		4,120
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		354,076
SOH/AGL Deduction		124,469
ASSESSED VALUE		229,607
TOTAL EXEMPTION VALUE	HX HB VX 13	229,607
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
027942	SFR	948	07/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2308	5/22/2025	WD	Q	I	01	407,000
GRANTOR: BRUNO ESTHER						
GRANTEE: BOYD ALISON BROOKE						
1275/1031	5/27/2014	WD	U	I	30	190,000
GRANTOR: WILLIAM E STEPHENS						
GRANTEE: ESTHER BRUNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S29 FGR= S20 E20 N20 W20$ E20 S3 FOP= S2 E8 N2 W8$ E8 S2 E12 N34$ PTR= N30 FUS= N36 W40 S51 E20 N15 E20$ 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	1,128.00	UT	2.50	2.50	100	2009	2009	3	100	2,820	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,120

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 06/18/2025 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/01/2025 BY SYS