LOT 32 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1250-2407, WD 1

MANNING MARTHA FONDREN
350 SW MULBERRY DRIVE
LAKE CITY, FL 32024

2026

10-4S-16-02856-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

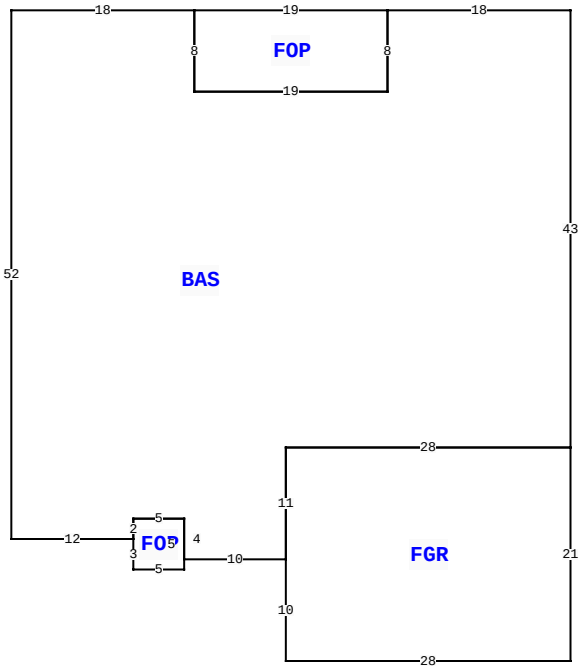
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100		2,466	262,732
FGR	588	55		323	34,413
FOP	25	30		8	853
FOP	152	30		46	4,901
TOTALS	3,231			2,843	302,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,843	108.0960	121.07	344,202	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2019 Heated Area: 2466 HX Base Yr 2019



350 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		302,898
TOTAL MARKET OB/XF VALUE		3,828
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		329,226
SOH/AGL Deduction		111,095
ASSESSED VALUE		218,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,409
TOTAL JUST VALUE		329,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30499	SFR	937	10/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/2429	5/14/2018	WD	Q	I	01	231,000
GRANTOR: CHRISTOPHER L JR & SH						
GRANTEE: MARTHA FONDREN MANN						
1250/2407	2/27/2013	WD	Q	I	01	172,100
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: CHRISTOPHER L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W19 S8 E19 N8$ S8 W19 N8 W18 S52 E12 FOP= S3 E5 N5 W5 S2$ N2 E5 S4 E10 FGR= S10 E28 N21 W28 S11$ N11 E28 N43$.

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	1,914.00	UT	2.00	2.00	100	2013	2013	3	100	3,828	

LAND DESCRIPTION

TOTAL OB/XF 3,828

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 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2025 BY SYS