LOT 33 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1250-1903,

SWISHER CHRISTOPHER A
368 SW MULBERRY DR
LAKE CITY, FL 32024

**2026**

**10-4S-16-02856-133**

## 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 | 15 | HARDTILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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

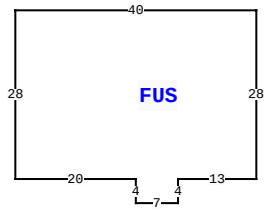
NEIGHBORHOOD/LOC 10416.00 1.00/

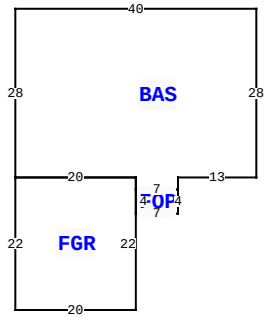
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,134 | 100 | | 1,134 | 133,412 |
| FGR | 440 | 55 | | 242 | 28,471 |
| FOP | 28 | 30 | | 8 | 942 |
| FUS | 1,148 | 100 | | 1,148 | 135,059 |
| TOTALS | 2,750 | | | 2,532 | 297,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,532 | 119.3682 | 133.69 | 338,503 | 2013 | 2013 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SINGLE FAM 100% - 2014 Heated Area: 2282 HX Base Yr 2014




368 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 | | 297,883 |
| TOTAL MARKET OB/XF VALUE | | 2,462 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 322,845 |
| SOH/AGL Deduction | | 110,921 |
| ASSESSED VALUE | | 211,924 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 161,202 |
| TOTAL JUST VALUE | | 322,845 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 326,230 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30500 | SFR | 849 | 10/03/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1250/1903 | 2/28/2013 | WD | Q | I | 01 | 181,400 |
| GRANTOR: MARONDA HOMES INC OF | | | | | | |
| GRANTEE: CHRISTOPHER A SWISH | | | | | | |
| 1151/2385 | 5/27/2008 | WD | Q | V | 02 | 899,000 |
| GRANTOR: RML HOLDINGS INC | | | | | | |
| GRANTEE: MARONDA HOMES INC O | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S28 FGR= S22 E20 N22 W20$ E20 S2 FOP= S4 E7 N4 W7$ E7 N2 E13 N28$ PTR= N30 FUS= N28 W40 S28 E20 S4 E7 N4 E13 $ 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 | 381.00 | UT | 2.00 | 2.00 | 100 | 2013 | 2013 | 3 | 100 | 762 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,700 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,462

| 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 10/01/2025 BY SYS