



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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,780	100		1,780	194,723
FGR	560	55		308	33,693
FOP	244	30		73	7,986
FUS	2,208	100		2,208	241,544

TOTALS 4,792 4,369 477,947

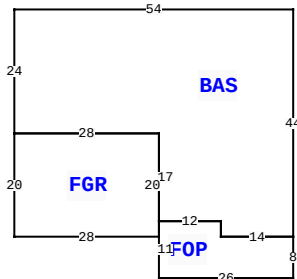
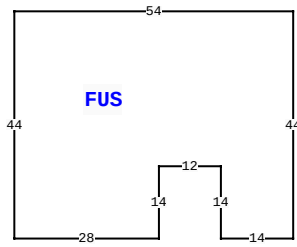
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0 100	0	0	2,284.00	UT	2.00	2.00	100	2015	2015	3	100	4,568	

LAND DESCRIPTION			TOTAL OB/XF 4,568													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/24/2024 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,369	108.5280	121.55	531,052	2015	2015	0	0	10.00	90.00

1 SINGLE FAM 100% - 2017 Heated Area: 3988 HX Base Yr 2017



439 SW MULBERRY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		477,947
TOTAL MARKET OB/XF VALUE		4,568
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		505,015
SOH/AGL Deduction		189,290
ASSESSED VALUE		315,725
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,003
TOTAL JUST VALUE		505,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32195	SFR	1,128	08/08/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/2070	4/29/2016	WD	Q	I	01	285,000
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: JAMES & KECHA-GAYE						
1151/2385	5/27/2008	WD	Q	V	02	899,000
GRANTOR: RML HOLDINGS INC						
GRANTEE: MARONDA HOMES INC 0						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W54 S24 FGR= S20 E28 N20 W28\$ E28 S17 FOP= S11 E26 N8
W14 N3 W12\$ E12 S3 E14 N44\$ PTR= N30 FUS= N44 W54 S44 E28
N14 E12 S14 E14\$ S30\$.