LOT 38 TIMBERLANDS S/D PHASE 1.
WD 1151-2385, WD 1334-1370,

PERRY ARSENIO TYRELL/PERRY JAMIE MONIQUE
415 SW MULBERRY DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-138

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	15	HARDTILE 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	06	06

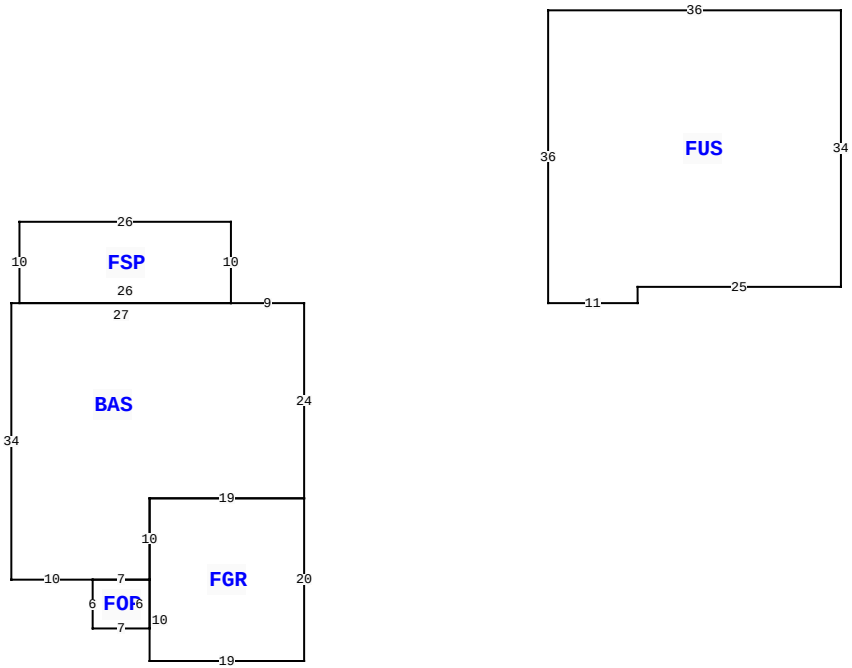
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,034	100		1,034	127,196
FGR	380	55		209	25,709
FOP	42	30		13	1,599
FSP	260	40		104	12,794
FUS	1,246	100		1,246	153,275
TOTALS	2,962			2,606	320,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,606	119.3875	133.71	348,448	2017	2017	0	0	0	8.00	92.00

2 SINGLE FAM 100% - 2018 Heated Area: 2280 HX Base Yr 2018



415 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		320,572
TOTAL MARKET OB/XF VALUE		2,320
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		345,392
SOH/AGL Deduction		112,111
ASSESSED VALUE		233,281
TOTAL EXEMPTION VALUE	HX HB 13	233,281
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		345,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044381	Solar Power Syste	46,390	05/09/2022
34112	SFR	874	06/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/1370	4/04/2017	WD	Q	V	01	254,100
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: ARSENIO TYRELL & JA						
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= W9 FSP= N10 W26 S10 E26$ W27 S34 E10 FOP= S6 E7 N6 W7$ E7 FGR= S10 E19 N20 W19 S10$ N10 E19 N24$ PTR= E30 FUS= E11 N2 E25 N34 W36 S36$ W30$.

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	1,160.00	UT	2.00	2.00	100	2017	2017	3	100	2,320	

LAND DESCRIPTION

TOTAL OB/XF 2,320

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