LOT 39 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1164-2330, WD 1

RODRIGUEZ JOSHUA ADAM/RODRIGUEZ LINDSAY MICHELLE
389 SW MULBERRY DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

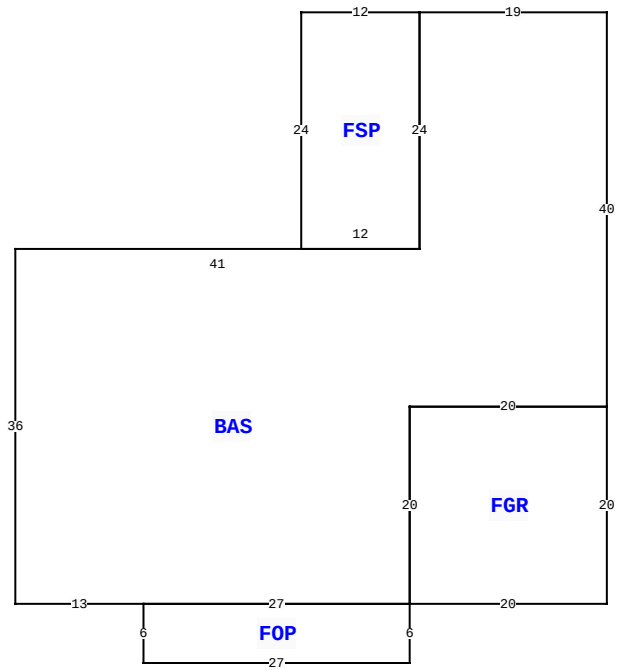
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	225,496
FGR	400	55		220	22,387
FOP	162	30		49	4,986
FSP	288	40		115	11,702
TOTALS	3,066			2,600	264,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	109.4660	122.60	318,760	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2020 Heated Area: 2216 HX Base Yr 2020



389 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		264,571
TOTAL MARKET OB/XF VALUE		5,197
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		292,268
SOH/AGL Deduction		84,107
ASSESSED VALUE		208,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,439
TOTAL JUST VALUE		292,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27399	SFR	901	10/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0956	11/12/2019	WD	Q	I	01	220,000
GRANTOR: WILLIAM & KKIMBERLY B						
GRANTEE: JOSHUA ADAM & LINDS						
1164/2330	12/29/2008	WD	Q	I	01	198,600
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: WILLIAM & KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= W12 S24 E12 N24$ S24 W41 S36 E13 FOP= S6 E27 N6 W27$ E27 FGR= E20 N20 W20 S20$ N20 E20 N40$.

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	1,199.00	UT	3.00	3.00	100	2008	2008	3	100	3,597	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,197

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