COMM SW COR, RUN E 37.35 FT
FOR POB, CONT E 884 FT, N
252.58 FT, W 881.84 FT, S

MOODY BENNETT I/MOODY KAREN ELAINE
3069 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

10-5S-16-03525-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

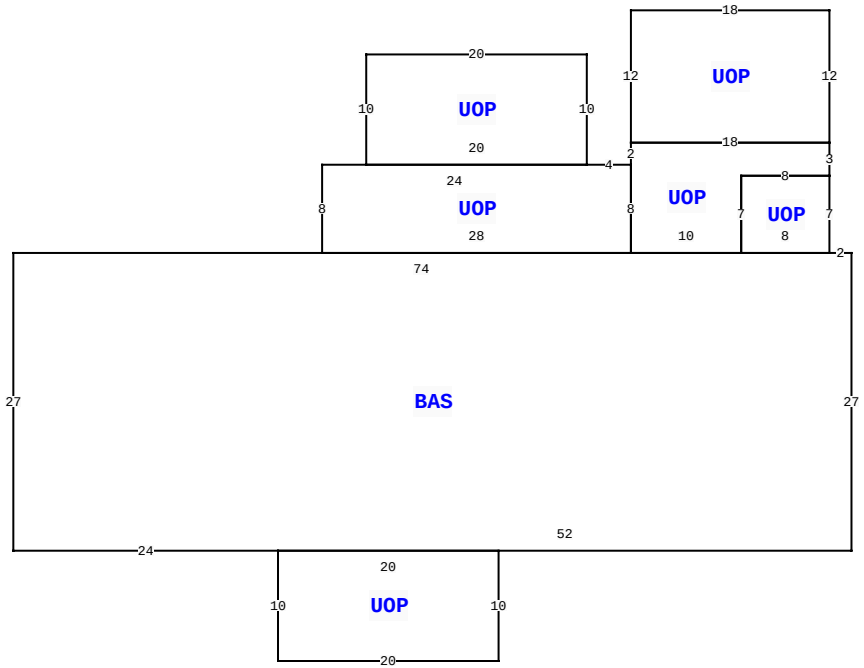
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	55,108
UOP	56	25		14	376
UOP	124	25		31	832
UOP	200	25		50	1,343
UOP	200	25		50	1,343
UOP	216	25		54	1,450
UOP	224	25		56	1,504
TOTALS	3,072			2,307	61,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,307	111.9000	67.14	154,892	1990	2003	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2006 Heated Area: 2052 HX Base Yr 2006



3069 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,957
TOTAL MARKET OB/XF VALUE		15,100
TOTAL LAND VALUE - MARKET		56,320
TOTAL MARKET VALUE		133,377
SOH/AGL Deduction		26,112
ASSESSED VALUE		107,265
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,543
TOTAL JUST VALUE		133,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9618	M H	125	04/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1315	6/25/2019	QC	U	I	11	100
GRANTOR: BENNETT I MOODY						
GRANTEE: BENNETT I MOODY & K						
0973/1028	1/16/2003	WD	Q	I		89,900
GRANTOR: WILLARD & BONNIE SMIT						
GRANTEE: BENNETT I & LOIS MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N7 UOP= N3 UOP= N12 W18 S12 E18$ W18 S2 UOP= W4 UOP= N10 W20 S10 E20$ W24 S8 E28 N8$ S8 E10 N7 E8$ W8 S7 E8$ W74 S27 E24 UOP= S10 E20 N10 W20$ E52 N27$.

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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 15,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	56,320							

REVIEW DATE 09/11/2019 BY BC Total Acres: 5.12 Total Land Value: 56,320 Market: 0 Agricultural: 0 Common: 56,320 PRINTED 11/19/2025 BY SYS