LOT 1 PINE WIND ESTATES UNIT 2.
661-290, 816-770, 819-454, 914-1

MAULDIN KELLY
122 SW GREENWOOD TER
FORT WHITE, FL 32038

2026

11-5S-15-00431-201

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

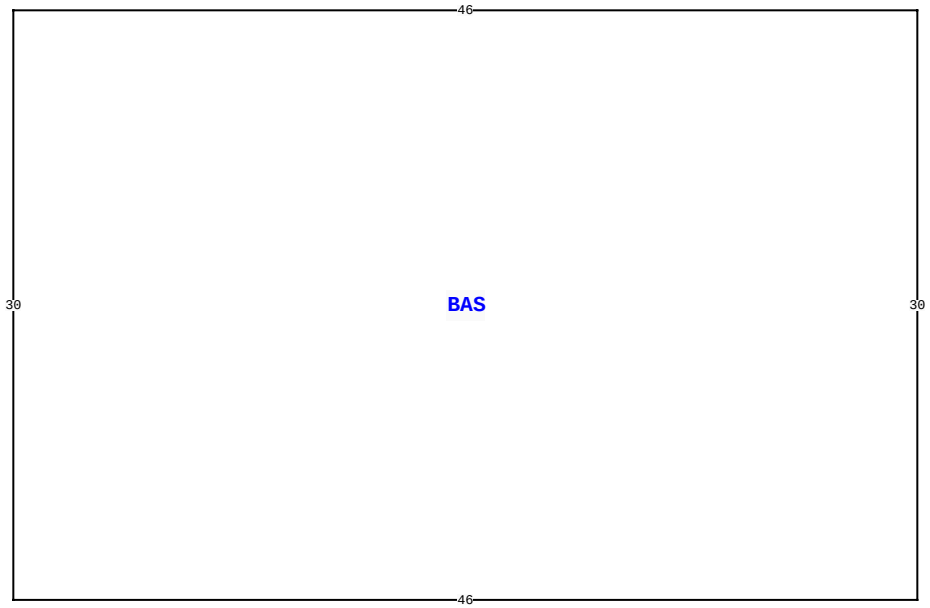
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 11515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	120,945
TOTALS	1,380			1,380	120,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,380	113.7000	106.88	147,494	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2018 Heated Area: 1380 HX Base Yr 2018



250 SW QUAIL RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,945
TOTAL MARKET OB/XF VALUE		7,832
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		168,777
SOH/AGL Deduction		82,188
ASSESSED VALUE		86,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,867
TOTAL JUST VALUE		168,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34981	M H	651	02/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1857	7/25/2025	QC	U	I	11	100
GRANTOR: SHAUGHNESSY SHAWN						
GRANTEE: MAULDIN KELLY						
1538/1041	4/22/2025	QC	U	I	14	100
GRANTOR: SHAUGHNESSY SHAWN						
GRANTEE: SHAUGHNESSY SHAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S30 E46 N30$.

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	0130	CLFENCE 5	0	100	0	0	128.00	UT	6.50	6.50	100	2016	2016	3	100	832	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,832

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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/25/2017 BY TW Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS