(AKA LOT 22 PRICE CREEK ACRES UN
AS): COMM SE COR OF NE1/4 OF SE1
FT TO POB BEING ON THE S R/W OF

MAULDEN CODI MICHELLE
774 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

12-4S-17-08332-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

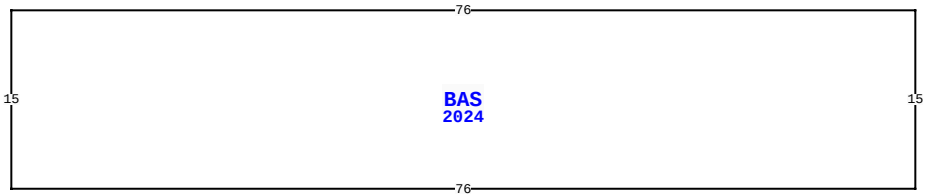
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	123,706
TOTALS	1,140			1,140	123,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.0000	111.87	127,532	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2024 Heated Area: 1140 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,706
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	22,035
TOTAL MARKET VALUE	154,741
SOH/AGL Deduction	0
ASSESSED VALUE	154,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,741
TOTAL JUST VALUE	154,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045584	Mobile Home		09/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/711	12/20/2021	QC	U	I	11	100
GRANTOR: DICKS RICHARD LYNARD						
GRANTEE: MAULDEN CODI MICHEL						
1121/2653	6/14/2007	QC	Q	I	01	100
GRANTOR: ROBERT A RUSH						
GRANTEE: RICHARD LYNARD DICK						

1272 SE ROSSI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,11] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0		A-1	0.00	0.00	3.39	AC		1.00	1.00	1.00	6,500.00	6,500.00	22,035							

REVIEW DATE 01/13/2023 BY RP Total Acres: 3.39 Total Land Value: 22,035 Market: 0 Agricultural: 0 Common: 22,035 PRINTED 11/18/2025 BY SYS