

EAST 60 FT OF LOT 4 & ALL LOT
5 BLOCK 4 ELM ACRES S/D.

CHIEUW ERIK/MILES EMMA
294 SE MULBERRY PL
LAKE CITY, FL 32025

2026

16-4S-17-08371-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

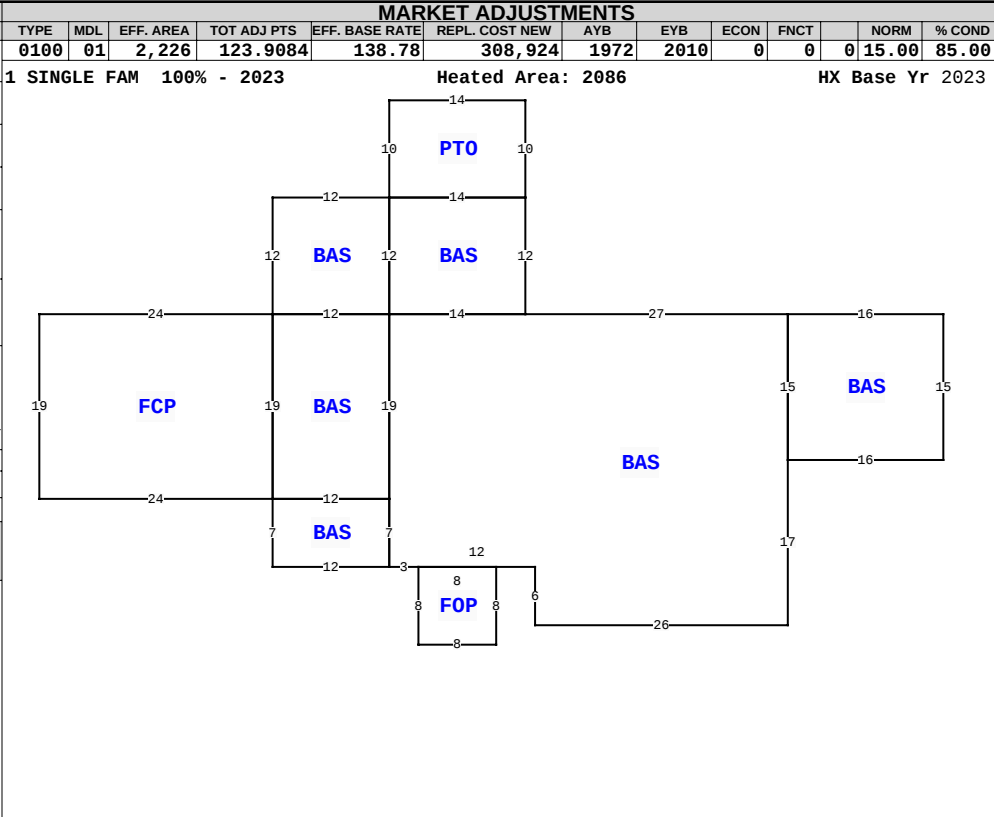
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	9,909
BAS	144	100		144	16,986
BAS	168	100		168	19,818
BAS	228	100		228	26,896
BAS	240	100		240	28,311
BAS	1,222	100		1,222	144,151
FCP	456	25		114	13,448
FOP	64	30		19	2,241
PTO	140	5		7	825

TOTALS	2,746			2,226	262,585
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0166	CONC, PAVMT	0	100	0	0	1,590.00	UT	2.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
5	0166	CONC, PAVMT	0	100	3	21	63.00	UT	2.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	150.00
7	0166	CONC, PAVMT	0	100	12	90	1,080.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00



294 SE MULBERRY PL, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC, PAVMT	0	100	0	0	1,590.00	UT	2.00	2.00	100	0	0	3	100	3,180	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0166	CONC, PAVMT	0	100	3	21	63.00	UT	2.00	2.00	100	2021	2020		100	126	
6	0296	SHED METAL	0	100	0	0	1.00	UT	150.00	150.00	100	2021	2020		100	150	
7	0166	CONC, PAVMT	0	100	12	90	1,080.00	UT	2.00	2.00	100	2021	2020		100	2,160	

TOTAL OB/XF													7,916		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00				

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 2	
BUILDING MARKET VALUE										262,585	
TOTAL MARKET OB/XF VALUE										7,916	
TOTAL LAND VALUE - MARKET										22,500	
TOTAL MARKET VALUE										293,001	
SOH/AGL Deduction										5,005	
ASSESSED VALUE										287,996	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										237,274	
TOTAL JUST VALUE										293,001	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										296,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048968	Roof Replacement	28,000	01/05/2024
08666	SFR	0	09/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/1706	5/15/2020	WD	Q	I	01	233,000
GRANTOR: JAMES INGLESE						
GRANTEE: ERIK CHIEUW & EMMA						
1384/1285	5/13/2019	WD	U	I	37	50,000
GRANTOR: JOHN & REGINA DUPLER						
GRANTEE: JAMES INGLESE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W27 BAS= N12 PTO= N10 W14 S10 E14\$ W14 S12 E14\$ W14 BAS= N12 W12 S12 E12\$ BAS= W12 FCP= W24 S19 E24 N19\$ S19 E12 N19\$ S19 BAS= W12 S7 E12 N7\$ S7 E3 FOP= S8 E8 N8 W8\$ E12 S6 E26 N17 BAS= E16 N15 W16 S15\$ N15\$.									