LOT 1 MAULDIN WOODLANDS S/D.
WD 999-2706, PB 1507-1829, WD 15

DEAS SARAH M
108 NW CENTRAL AVE
JASPER, FL 32052

2026

33-4S-16-03265-101

COLUMBIA COUNTY PROPERTY

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	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

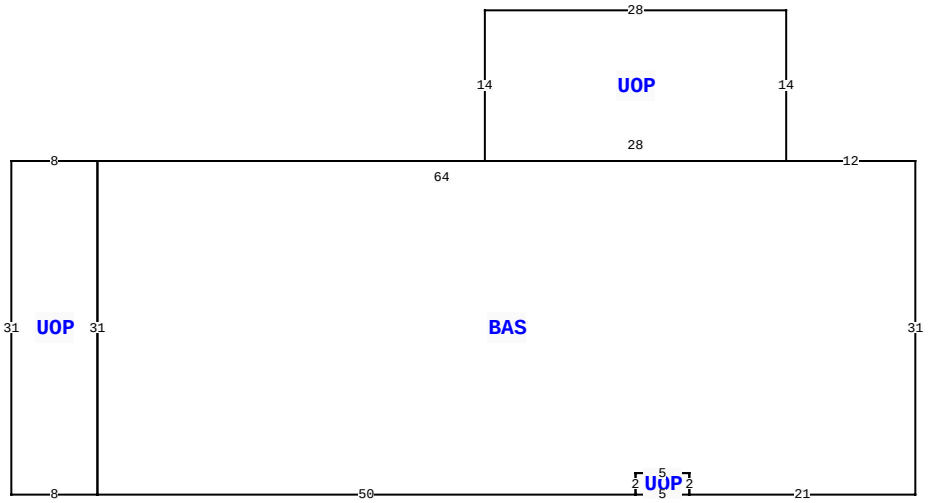
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	33416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100		2,346	125,314
UOP	10	20		2	107
UOP	248	20		50	2,671
UOP	392	20		78	4,166
TOTALS	2,996			2,476	132,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	2,476	103.3200	97.12	240,469	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 2346 HX Base Yr



1070 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	132,258
TOTAL MARKET OB/XF VALUE	10,360
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	197,618
SOH/AGL Deduction	0
ASSESSED VALUE	197,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,618
TOTAL JUST VALUE	197,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18198	M H	125	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/903	12/20/2024	WD	U	I	37	145,000
GRANTOR: GUTH TERESA J						
GRANTEE: DEAS SARAH M						
1507/1829	1/31/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DALRY						
GRANTEE: GUTH TERESA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N14 W28 S14 E28$ W64 UOP= W8 S31 E8 N31$ S31 E50 UOP= E5 N2 W5 S2$ N2 E5 S2 E21 N31$.

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	0296	SHED METAL	0	0	12	24	288.00	UT	7.50	7.50	100	2006	2006	3	100	2,160	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,360

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/10/2025 BY TP Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS