LOT 4 MAULDIN WOODLANDS S/D.
WD 1271-935, WD 1284-144, QC 145

BELL-HENDERSON JACQUELINE/BELL STEVE JR
892 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

33-4S-16-03265-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

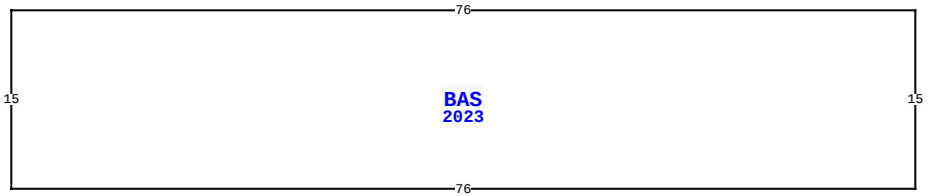
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	33416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2023	1,140	121,686
TOTALS	1,140			1,140	121,686

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	113.5000	112.36	128,090	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 1140 HX Base Yr 2023



890 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		121,686
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		195,586
SOH/AGL Deduction		6,861
ASSESSED VALUE		188,725
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		133,003
TOTAL JUST VALUE		195,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044111	Mobile Home		04/06/2022
31873	M H	375	04/08/2014
16582	M H	125	02/09/2000
13728	M H	125	03/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/1582	3/10/2022	QC	U	I	11	0
GRANTOR: BELL STEVE JR						
GRANTEE: BELL-HENDERSON JACQ						
1454/955	12/09/2021	QC	U	I	11	100
GRANTOR: BELL JACQUELINE						
GRANTEE: BELL STEVE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,15] E76 S15 W76 N15 $
.

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	0030	BARN,MT	0	100	20	20	400.00	UT	12.00	12.00	50	2007	2007	3	50	2,400	
2	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	50	2007	2007	3	50	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	20	20	400.00	UT	12.00	12.00	50	2007	2007	3	50	2,400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 18,900

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

REVIEW DATE 06/02/2022 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/14/2025 BY SYS