LOT 6 MAULDIN WOODLANDS S/D.
840-1921, DC 894-1509, 909-513,

HENCK WALTER
226 SW BURNETT LN
LAKE CITY, FL 32024

2026

33-4S-16-03265-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

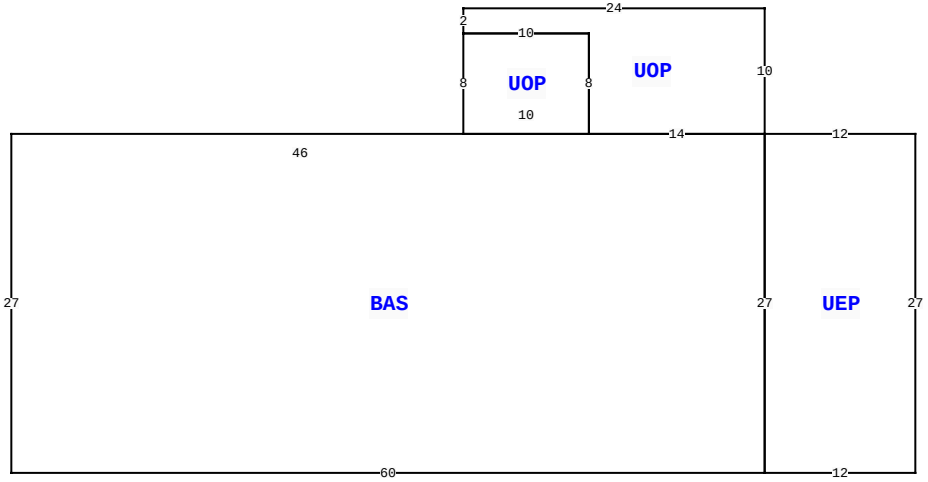
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,620	100		1,620	98,750
UEP	324	70		227	13,837
UOP	80	25		20	1,219
UOP	160	25		40	2,438
TOTALS	2,184			1,907	116,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,907	117.9000	110.83	211,353	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 2024 Heated Area: 1620 HX Base Yr



770 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	116,244
TOTAL MARKET OB/XF VALUE	25,550
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	196,794
SOH/AGL Deduction	0
ASSESSED VALUE	196,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,794
TOTAL JUST VALUE	196,794
NCON VALUE	14,744
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052603	Storage Building	8,283	03/14/2025
000052345	Right-of-Way Acce		02/17/2025
20442	M H	125	02/21/2003
14929	M H	125	01/11/1999
13364	M H	125	12/01/1997
13313	PUMP/UTPOL	30	11/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2690	8/15/2023	PR	U	I	19	100
GRANTOR: HENCK MARSHANNA						
GRANTEE: HENCK WALTER						
1317/2624	6/29/2016	LE	U	I	14	100
GRANTOR: ANABELLE BURNHAM						
GRANTEE: ANABELLE BURNHAM (L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N8 W10 S8 E10$ W46 S27 E60 UEP= E12 N27 W12 S27$ N27$ UOP= N10 W24 S2 E10 S8 E14$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

TOTAL OB/XF 14,150

LAND DESCRIPTION

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 03/27/2025 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS

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BUILDING DIMENSIONS

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11	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
12	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
13	0030	BARN,MT	0	0	24	30	720.00	UT	15.00	15.00	100	2026	2025		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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

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