LOT 7 MAULDIN WOODLANDS S/D. EX
IN QC 1378-945,

PIGNATELLI MARLENE MARIE
664 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

33-4S-16-03265-107

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	12	HARDWOOD 100
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

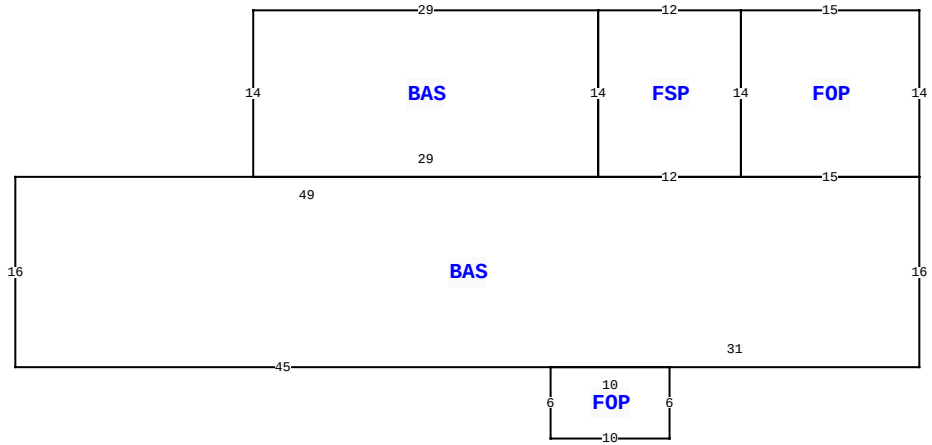
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	33416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	406	100		406	31,613
BAS	1,216	100		1,216	94,682
FOP	60	35		21	1,635
FOP	210	35		74	5,762
FSP	168	40		67	5,217
TOTALS	2,060			1,784	138,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,784	121.0000	119.79	213,705	1998	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2023 Heated Area: 1622 HX Base Yr 2023



664 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		138,908
TOTAL MARKET OB/XF VALUE		21,740
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		215,648
SOH/AGL Deduction		47,231
ASSESSED VALUE		168,417
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		112,695
TOTAL JUST VALUE		215,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051684	Roof Replacement	11,274	12/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/1872	2/28/2022	WD	Q	I	01	215,000
GRANTOR: MILLER-GORMAN PAULA						
GRANTEE: PIGNATELLI MARLENE						
1327/1481	12/14/2016	WD	Q	I	01	65,000
GRANTOR: MICHELLE DAVIDSON (SU						
GRANTEE: PAULA MILLER-GORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N14 W12 S14 E12$ W12 BAS= N14 W29 S14 E29$ W49S16 E45 FOP= S6 E10 N6 W10$ E31 N16$ FOP= N14 W15 S14 E15$.

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	100	12	18	216.00	UT	7.50	7.50	100	1997	1997	3	100	1,620	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2007	2007	3	100	2,160	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2007	2007	3	100	2,160	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2022	2021		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 21,740

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 03/04/2025 BY jerry Total Acres: 4.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS