

LOT 10 MAULDIN WOODLANDS S/D
EX BEG SW COR OF SAID LOT 10,
E 156.99 FT, N 140 FT, W

ROSSIN PHILLIP/ROSSIN VILINDA
510 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

33-4S-16-03265-110



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
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

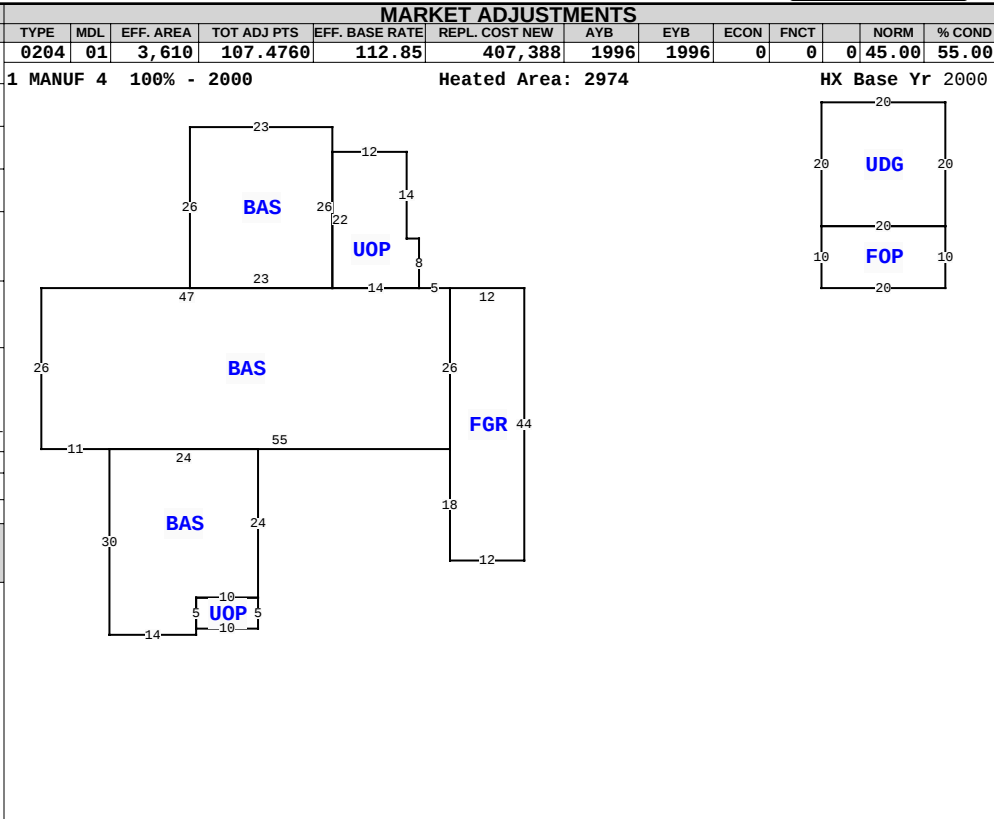
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	33416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100		598	37,116
BAS	660	100		660	40,965
BAS	1,716	100		1,716	106,508
FGR	528	55		290	18,000
FOP	200	30		60	3,724
UDG	400	55		220	13,655
UOP	50	20		10	621
UOP	280	20		56	3,476

TOTALS	4,432			3,610	224,063
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0280	POOL R/CON	0	100	11	28		308.00	UT 70.00
2	0282	POOL ENCL	0	100	24	41		984.00	UT 15.00
3	0294	SHED WOOD/	0	100	12	16		192.00	UT 7.50
4	0166	CONC, PAVMT	0	100	0	0		1,648.00	UT 2.00
5	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
7	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00
8	0296	SHED METAL	0	0	0	0		1.00	UT 0.00
9	0296	SHED METAL	0	0	0	0		1.00	UT 0.00

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		00	0.00	0.00	1.00



510 SW MAULDIN AVE, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	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	0280	POOL R/CON	0	100	11	28		308.00	UT 70.00	100	2001	2001	3	40	8,624	
2	0282	POOL ENCL	0	100	24	41		984.00	UT 15.00	100	2001	2001	3	40	5,904	
3	0294	SHED WOOD/	0	100	12	16		192.00	UT 7.50	100	1999	1999	3	100	1,440	
4	0166	CONC, PAVMT	0	100	0	0		1,648.00	UT 2.00	100	1999	1999	3	100	3,296	
5	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00	100	2007	2007	3	100	200	
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2007	2007	3	100	800	
7	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2015	2015	3	100	1,000	
8	0296	SHED METAL	0	0	0	0		1.00	UT 0.00	100	2015	2015	3	100	1,000	
9	0296	SHED METAL	0	0	0	0		1.00	UT 0.00	100	2015	2015	3	100	1,500	

TOTAL OB/XF										23,764						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	55,000.00	49,500.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		224,063			
TOTAL MARKET OB/XF VALUE		23,764			
TOTAL LAND VALUE - MARKET		49,500			
TOTAL MARKET VALUE		297,327			
SOH/AGL Deduction		152,242			
ASSESSED VALUE		145,085			
TOTAL EXEMPTION VALUE		55,722			HX HB DX
BASE TAXABLE VALUE		89,363			
TOTAL JUST VALUE		297,327			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		297,327			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19132	M H	125	01/18/2002
18151	POOL	115	04/11/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0894/1440	12/15/1999	WD	Q	V	
GRANTOR: SUBRANDY LTD PARTNERS					22,000
GRANTEE: ROSSIN'S					

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BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W5 UOP= N8 W2 N14 W12 S22 E14\$ W14 BAS= N26 W23 S26 E23\$ W47 S26 E11 BAS= S30 E14 N1 UOP= E10 N5 W10 S5\$ N5 E10 N24 W24\$ E55 FGR= S18 E12 N44 W12 S26\$ N26\$ PTR= E60 FOP= E20 N10 UDG= N20 W20 S20 E20\$ W20 S10\$ W60\$.					