LOT 18 BLOCK A MAULDIN
WOODLANDS S/D PHASE 2.
ORB 833-164, WD 1031-2206,

BECKER LINDSEY MARIE
140 SW REDMOND GLN
LAKE CITY, FL 32024

2026

33-4S-16-03265-218

BUILDING CHARACTERISTICS

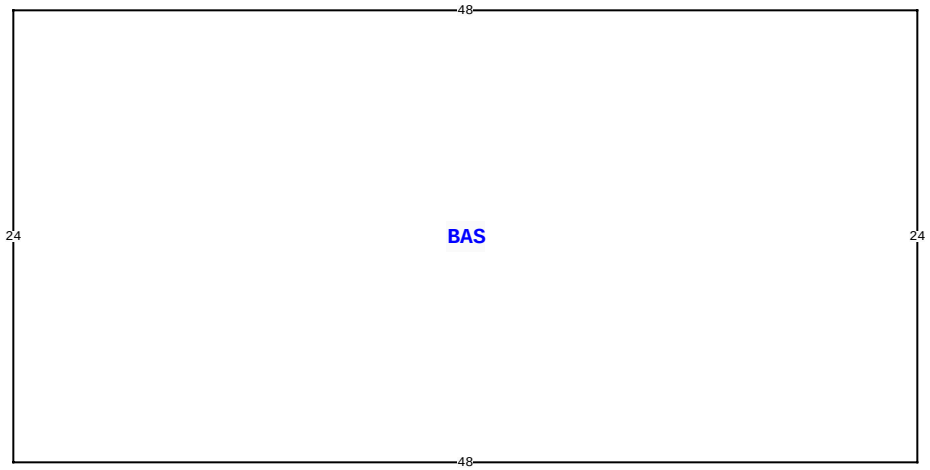
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,152	100		1,152	32,127
TOTALS	1,152			1,152	32,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	116.2000	69.72	80,317	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 1152 HX Base Yr 2017



140 SW REDMOND GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,127
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		96,627
SOH/AGL Deduction		50,719
ASSESSED VALUE		45,908
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,908
TOTAL JUST VALUE		96,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049788	Roof Replacement	8,300	05/13/2024
17050	M H	125	06/06/2000
16830	M H	75	04/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/2205	11/14/2016	WD	Q	I	01	47,700
GRANTOR: CHRISTIAN H HANSEN						
GRANTEE: LINDSEY MARIE BECKE						
1049/2644	6/20/2005	WD	Q	I		73,900
GRANTOR: MARK & MELONY E PATRI						
GRANTEE: WAYNE A & CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/03/2024 BY JS Total Acres: 5.39 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS