

COMM SW COR, RUN N 725.53 FT
E 30 FT TO E R/W MAULDIN RD &
INTERS N R/W MERRILL LN, RUN N

RODGERS KIMBERLY C/COLEMAN CHARLES E
881 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

34-4S-16-03274-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	29,943
FOP	33	35		12	300
FOP	209	35		73	1,828
FSP	112	40		45	1,127

TOTALS	1,550			1,326	33,198
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	20	30	600.00	UT	5.00	5.00
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	1.00

REVIEW DATE	07/23/2019	BY	BC
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,326	104.3100	62.59	82,994	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2016 Heated Area: 1196 HX Base Yr 2016													

881 SW MAULDIN AVE, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	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	0296	SHED METAL	0 100	20	30	600.00	UT	5.00	5.00	50	1993	1993	3	50	1,500	
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF										10,200						
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00

Total Acres: 0.80	Total Land Value: 28,000	Market: 0	Agricultural: 0	Common: 28,000
-------------------	--------------------------	-----------	-----------------	----------------

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
--------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,198	
TOTAL MARKET OB/XF VALUE		10,200	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		71,398	
SOH/AGL Deduction		32,692	
ASSESSED VALUE		38,706	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		13,706	
TOTAL JUST VALUE		71,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		71,398	

SALE:2:1: \$.70 STAMPS			
SALE:1:1: RETURNING TO PREVIOUS OWNER			
XF0B:1:1: MERI MH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13524	M H	125	01/14/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1294/1547	5/08/2015	WD U	I	I	11	100	
GRANTOR: KIMBERLY C RODGERS &							
GRANTEE: KIMBERLY C RODGERS							
1294/1555	5/05/2015	WD U	I	I	18	26,300	
GRANTOR: SECRETARY OF THE DEPA							
GRANTEE: KIMBERLY C RODGERS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 FOP= N11 W19 S11 E19\$ W19 FOP= N11 W3 S11 E3\$ W3 S23 E8 FSP= S8 E14 N8 W14\$ E44 N23\$.									