N DIV: COMM NW COR BLOCK 77, RUN
FOR POB, CONT S 33 FT, E 198.49
MARION ST, N 33 FT, W 198.39 FT

MULLINS REGINALD T SR/MULLINS SHIRLEY ANN
1010 NW DYSON TER
LAKE CITY, FL 32055

2026

00-00-00-12004-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	26	ALM SIDING 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2525	BEAUTY PARLOR

MAP NUM | MKT AREA 07

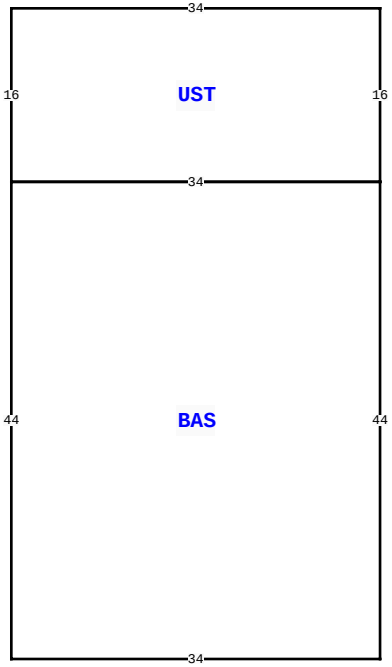
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100		1,496	38,335
UST	544	40		218	5,587
TOTALS	2,040			1,714	43,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	1,714	91.5180	51.25	87,842	1925	1980	0	0	0	50.00	50.00

1 STORE DISC 0% - 2024 Heated Area: 1496 HX Base Yr



542 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	43,921
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,372
TOTAL MARKET VALUE	60,293
SOH/AGL Deduction	0
ASSESSED VALUE	60,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,293
TOTAL JUST VALUE	60,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2483	6/01/2023	WD	U	I	11	100
GRANTOR: MULLINS REGINALD T SR						
GRANTEE: MULLINS REGINALD T						
1473/1546	8/17/2022	QC	U	I	11	100
GRANTOR: MULLINS REGINALD T II						
GRANTEE: MULLINS REGINALD T						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W34 S16 BAS= S44 E34 N44 W34$ E34 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	2525	C	BEAUTYPRLR	0		*C-CBD	0.00	0.00	6,549.00	SF		1.00	1.00	1.00	2.50	2.50	16,372							

REVIEW DATE 04/11/2016 BY ME Total Acres: 0.15 Total Land Value: 16,372 Market: 0 Agricultural: 0 Common: 16,372 PRINTED 06/23/2026 BY SYS