S DIV: BLOCK 311: COMM SW COR
OF NE1/4 OF SE1/4, RUN N 460 F
T, W 50 FT, FOR POB, CONT N 175

MULVIHILL ELIZABETH/MULVIHILL KEVIN J
CMR467 BOX 3548
APO, AE 09096

2026

00-00-00-13978-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

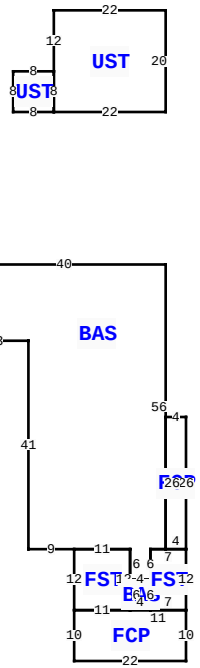
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24	100		24	1,739
BAS	1,731	100		1,731	125,409
FCP	220	25		55	3,985
FOP	104	30		31	2,246
FST	84	55		46	3,333
FST	132	55		73	5,289
UST	64	45		29	2,101
UST	440	45		198	14,345
TOTALS	2,799			2,187	158,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	97.7760	111.46	243,763	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1755 HX Base Yr 2012



728 SW BALI LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,446
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		43,028
TOTAL MARKET VALUE		203,224
SOH/AGL Deduction		71,868
ASSESSED VALUE		131,356
TOTAL EXEMPTION VALUE	HX HB MH	51,411
BASE TAXABLE VALUE		79,945
TOTAL JUST VALUE		203,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047204	Electrical Servic	0	05/10/2023
000045680	Electrical Servic	0	10/14/2022
826	ADDN SFR	150	06/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/1680	7/31/2019	WD	Q	V	03	38,100
GRANTOR: ROSALIE MARKS						
GRANTEE: KEVIN J & ELIZABETH						
1324/0898	10/24/2016	PR	U	V	11	0
GRANTOR: ROSALIE MARKS AS PER						
GRANTEE: ROSALIE MARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S15 E13 S41 E9 FST= S12E11 N12 W11$ E11 S6 BAS= S6 FCP= W11 S10 E22 N10 W11$ E4 N6 W4$ E4 FST= S6E7 N12 W7 S6$ N6E3 FOP= E4 N26 W4 S26$ N56$ PTR=N50 UST= W22 S12 UST= W8 S8 E8 N8$ S8 E22 N20$ S50$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	0100	C	SFR	100		*RSF	-2 0.00	0.00	19,242.00	SF		1.00	1.00	0.70	0.75	0.53	10,102							
2	0000	C	VAC RES	100		*RSF	-1 0.00	0.00	0.93	AC		1.00	1.00	1.00	33,500.00	33,500.00	31,155							
3	0000	C	VAC RES	100		*RSF	-2 0.00	0.00	0.20	AC		1.00	1.00	0.75	10,000.00	7,500.00	1,500							
4	9540	C	LAKE BOTTOM	0			0.00	0.00	1.55	AC		1.00	1.00	1.00	175.00	175.00	271							

REVIEW DATE 10/17/2022 BY JB Total Acres: 3.12 Total Land Value: 43,028 Market: 0 Agricultural: 0 Common: 43,028 PRINTED 05/08/2026 BY SYS