COMM SE COR OF NW1/4 OF NE1/4 N
POB, W 897.88 FT, N 507.59 FT, E
507.70 FT TO POB.

BOUDREAU GAYLE H
2038 SW MAYO RD
LAKE CITY, FL 32024-0503

2027

01-4S-15-00311-002

BUILDING CHARACTERISTICS

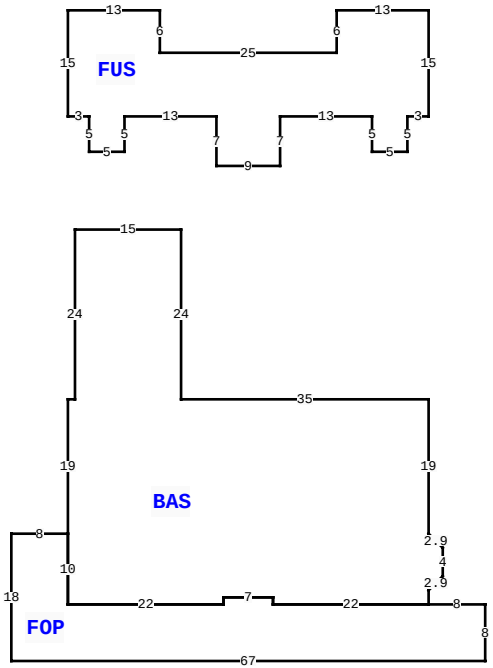
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100		1,844	119,290
FOP	623	30		187	12,097
FUS	728	100		728	47,095
TOTALS	3,195			2,759	178,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,759	125.1227	117.62	324,514	2004	2004	0	0	0	45.00	55.00

2 MODULAR 1 100% - 2018 Heated Area: 2572 HX Base Yr 2018



2038 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,483
TOTAL MARKET OB/XF VALUE	45,700
TOTAL LAND VALUE - MARKET	99,655
TOTAL MARKET VALUE	236,340
SOH/AGL Deduction	35,741
ASSESSED VALUE	200,599
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	149,188
TOTAL JUST VALUE	323,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,838

XFOB:1:1: MANATEE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050337	Remodel	25,584	07/12/2024
000047220	Solar Power Syste	84,604	05/11/2023
000044579	Screen Enclosure	23,661	06/02/2022
000043855	Swimming Pool and	70,865	03/07/2022
000041500	Roof Replacement	14,000	03/11/2021
21831	M H	340	05/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0080	12/10/2018	QC	U	I	11	100
GRANTOR: FRANCIS BOUDREAU						
GRANTEE: GAYLE BOUDREAU						
1375/0078	12/10/2018	QC	U	I	11	100
GRANTOR: FRANCIS BOUDREAU						
GRANTEE: GAYLE BOUDREAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W35 N24 W15 S24 W1 S19 S10 E22 N1 E7 S1 E22 N2 U2R2 N4 U2L2 N19 $
FUS=[ORIG=0,-40] N15 W13 S6 W25 N6 W13 S15 E3 S5 E5 N5 E13 S7 E9 N7 E13 S5 E5 N5 E3 $
FOP=[ORIG=-51,19] W8 S18 E67 N8 W8 W22 N1 W7 S1 W22 N10 $
.

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	0296	SHED METAL	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	16	18	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
7	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2023	2022		95	22,344	
8	0282	POOL ENCL	0	100	33	36	1,188.00	UT	15.00	15.00	100	2023	2022		80	14,256	

LAND DESCRIPTION

TOTAL OB/XF 45,700

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.49	AC		1.00	1.00	1.00	280.00	280.00	2,657							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.49	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,155							

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.49 Total Land Value: 12,157 Market: 90,155 Agricultural: 2,657 Common: 9,500 PRINTED 11/17/2026 BY SYS