

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

2026

01-4S-15-00311-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,844	100	
FOP	623	30	
FUS	728	100	
TOTALS	3,195		

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	45.00	55.00												
2 MODULAR 1 100% - 2018 Heated Area: 2572 HX Base Yr 2018																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/04/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/04/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/04/2026	MLU																			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3		
BUILDING MARKET VALUE				Tax Dist:		
TOTAL MARKET OB/XF VALUE				178,483		
TOTAL LAND VALUE - MARKET				45,700		
TOTAL MARKET VALUE				99,655		
SOH/AGL Deduction				236,340		
ASSESSED VALUE				41,890		
TOTAL EXEMPTION VALUE				194,450		
BASE TAXABLE VALUE				51,411		
TOTAL JUST VALUE				143,039		
NCON VALUE				323,838		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				316,144		
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=-,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																
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	14	20	1.00	UT	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	16	18	1.00	UT	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	100	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	600	
7	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	100	2023	2022		95	22,344	
8	0282	POOL ENCL	0	100	33	36	1,188.00	UT	15.00	100	2023	2022		80	14,256	
TOTALS															45,700	

LAND DESCRIPTION															TOTAL OB/XF									
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	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							