BEG SW COR, RUN N 219.06 FT, E 1327.01 FT TO E LINE OF SW1/4 OF SW1/4, RUN S 216.37 FT TO

RITTER LARRY WAYNE SR/RITTER CAROL ANN
2071 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

03-5S-16-03459-002

BUILDING CHARACTERISTICS

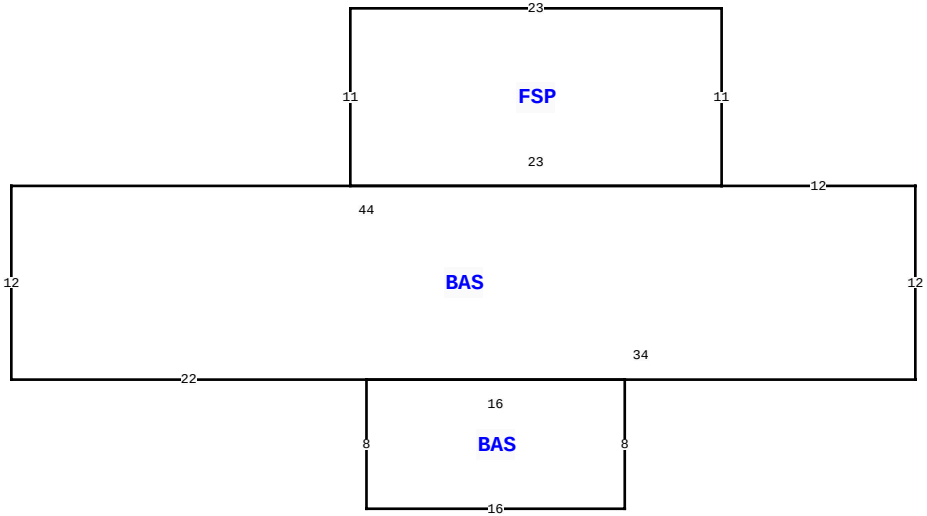
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	1,808
BAS	672	100		672	9,494
FSP	253	40		101	1,427
TOTALS	1,053			901	12,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	901	58.8750	35.32	31,823	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 800 HX Base Yr 1995



2071 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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
1	0021	BARN,FR AE	0	100	10	24	1.00	UT	0.00	0.00	100	0	0	3	100	216	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0020	BARN,FR	0	100	20	24	480.00	UT	14.00	14.00	100	2007	2007	3	100	6,720	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,729
TOTAL MARKET OB/XF VALUE		14,836
TOTAL LAND VALUE - MARKET		66,300
TOTAL MARKET VALUE		93,865
SOH/AGL Deduction		37,367
ASSESSED VALUE		56,498
TOTAL EXEMPTION VALUE	HX HB VX	36,498
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		93,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,865

XFOB:1:1: SKLI M H

BLDG:1:1: SKLI MH

SALE:1:1: 6.63 ACRES WITH MH TO LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/0511	9/02/1994	WD	U	I	12	25,000

GRANTOR: PAULINE M SLADE (WIDO

GRANTEE: LARRY WAYNE & CAROL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W12 FSP= N11 W23 S11 E23$ W44 S12 E22 BAS= S8 E16 N8 W16$ E34$.

LAND DESCRIPTION

TOTAL OB/XF 14,836

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	0102	C	SFR/MH	100		A-1	0.00	0.00	6.63	AC		1.00	1.00	1.00	10,000.00	10,000.00	66,300							

REVIEW DATE 01/30/2026 BY JB Total Acres: 6.63 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 11/17/2026 BY SYS