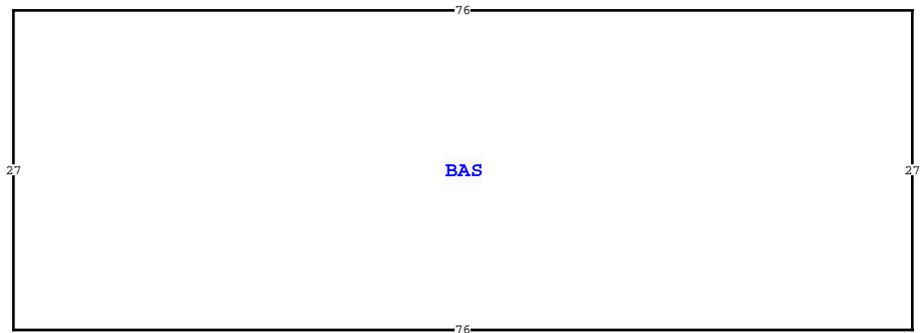


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
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
BAS	2,052	100	
TOTALS	2,052		136,863

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
2	MANUF	1	100% - 2020													
				Heated Area: 2052				HX Base Yr	2020							
																
EXTRA FEATURES	1961 SW MAULDIN AVE, LAKE CITY															
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	0070	CARPORT UF	0	100	18	20		2.50	2.50	100	2007	2007	3	100	900	
2	0080	DECKING	0	100	0	0		0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	100	0	0		7,000.00	7,000.00	100			3	100	7,000	
													TOTAL OB/XF	8,400		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			136,863	
TOTAL MARKET OB/XF VALUE			8,400	
TOTAL LAND VALUE - MARKET			37,280	
TOTAL MARKET VALUE			182,543	
SOH/AGL Deduction			64,652	
ASSESSED VALUE			117,891	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			66,480	
TOTAL JUST VALUE			182,543	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			186,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27636	M H	375	02/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/2140	4/03/2009	WD	U	I	11	100
GRANTOR: JESSICA WILSON						
GRANTEE: JESSICA WILSON & MO						
1158/1098	9/15/2008	QC	Q	I	01	100
GRANTOR: THOMAS E DAVIS						
GRANTEE: JESSICA WILSON						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S27 E76 N27\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	2.33	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,280							

REVIEW DATE 01/30/2026 BY JB																								
Total Acres: 2.33					Total Land Value: 37,280					Market: 0					Agricultural: 0					Common: 37,280				
PRINTED 05/08/2026 BY SYS																								