COMM SW COR SEC, RUN N 651.80
FT, E 10.52 FT TO E R/W LINE
MAULDIN RD FOR POB, RUN N

WILSON JESSICA L/TU MON NAN
1961 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

03-5S-16-03459-004

BUILDING CHARACTERISTICS

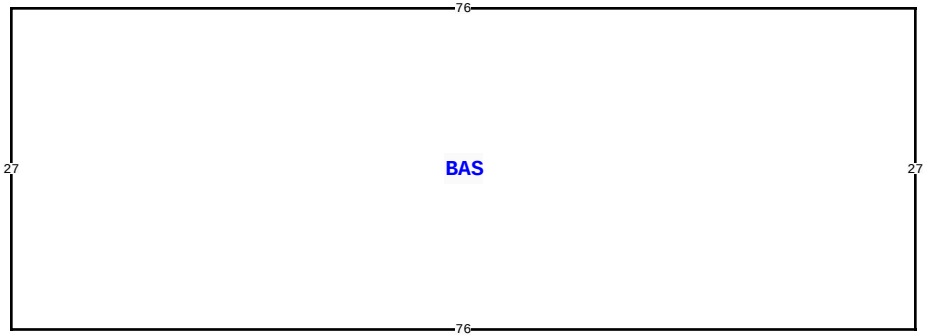
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	132,594
TOTALS	2,052			2,052	132,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	105.93	217,368	2009	2009	0	0	0	39.00	61.00

2 MANUF 1 100% - 2020 Heated Area: 2052 HX Base Yr 2020



1961 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,594
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		37,280
TOTAL MARKET VALUE		178,274
SOH/AGL Deduction		56,846
ASSESSED VALUE		121,428
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,017
TOTAL JUST VALUE		178,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,702

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

TOTAL OB/XF 8,400

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	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 11/17/2026 BY SYS