COMM SW COR OF SEC, N 435.43 FT
216.37 FT, E 1326.46 FT TO E LIN
SW1/4, S 216.37 FT, W 1326.74 FT

FREEMAN CHRISTEL LYNN
2013 SW MAULDIN AVE
LAKE CITY, FL 32024

**2027**

**03-5S-16-03459-005**

## BUILDING CHARACTERISTICS

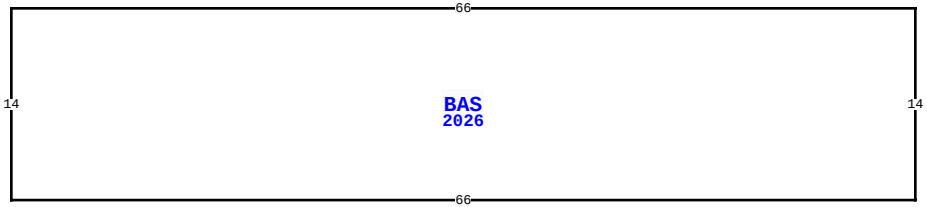
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 924 | 100 | 2026 | 924 | 46,551 |
| TOTALS | 924 | | | 924 | 46,551 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 924 | 114.5000 | 91.60 | 84,638 | 1993 | 1993 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2026 Heated Area: 924 HX Base Yr




2013 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2026 | 2025 | | 100 | 3,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 46,551 |
| TOTAL MARKET OB/XF VALUE | 10,500 |
| TOTAL LAND VALUE - MARKET | 68,400 |
| TOTAL MARKET VALUE | 125,451 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 125,451 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 125,451 |
| TOTAL JUST VALUE | 125,451 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 126,031 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051924 | Mobile Home | | 12/26/2024 |
| 000051737 | Right-of-Way Acce | | 12/06/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1538/2339 | 4/28/2025 | AG | U | V | 21 | 0 |
| GRANTOR: MCCREA MERCELYN | | | | | | |
| GRANTEE: FREEMAN CHRISTEL LY | | | | | | |
| 1538/1951 | 4/24/2025 | AG | U | V | 21 | 100 |
| GRANTOR: MCCREA MERCELYN | | | | | | |
| GRANTEE: FREEMAN CHRISTEL LY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-2,1] E66 S14 W66 N14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 10,500

| 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 | 0 | | | | | 6.84 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 68,400 | | | | | | | |

REVIEW DATE 01/30/2026 BY KS Total Acres: 6.84 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 11/17/2026 BY SYS