

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

2026

03-5S-16-03459-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	924	100	2026
TOTALS	924		48,878

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2000	02	924	114.5000	96.18	88,870	1993	1993	0	0	45.00	55.00													
1 MANUF 1 0% - 2026 Heated Area: 924 HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2026</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>04/22/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2026		MLU
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			04/22/2026		MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	48,878		
TOTAL MARKET OB/XF VALUE	10,500		
TOTAL LAND VALUE - MARKET	68,400		
TOTAL MARKET VALUE	127,778		
SOH/AGL Deduction	0		
ASSESSED VALUE	127,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	127,778		
TOTAL JUST VALUE	127,778		
NCON VALUE	59,378		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	54,720		
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						

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	9945	Well/Sept	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	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	
2013 SW MAULDIN AVE, LAKE CITY																
TOTALS													10,500			

BUILDING NOTES

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

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	0200	C	MBL HM	0					6.84	AC		1.00	1.00	1.00	10,000.00	10,000.00	68,400								