COMM SE COR OF NE1/4 OF NE1/4, R
W R/W OF MAULDIN RD, N ALONG R/W
POB, CONT N 75 DEG W 665.92 FT,

FINSTAD PAULA E
184 SW DAIRY ST
LAKE CITY, FL 32024

2027

09-5S-16-03496-106

BUILDING CHARACTERISTICS

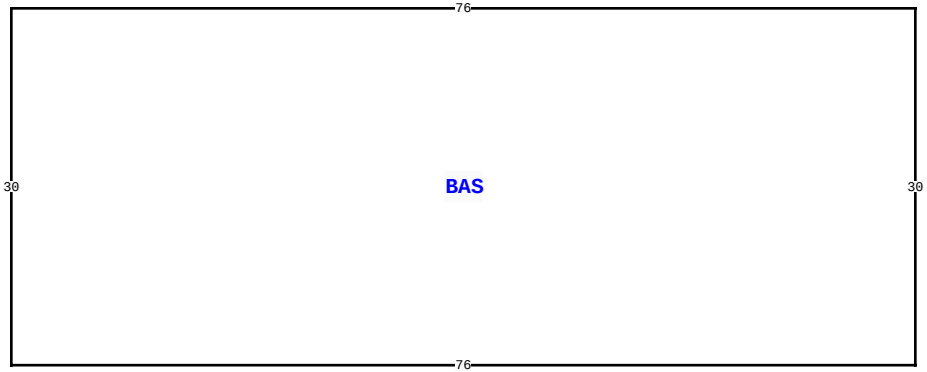
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	171,708
TOTALS	2,280			2,280	171,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	102.5100	95.33	217,352	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2017 Heated Area: 2280 HX Base Yr 2017



184 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,708
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		236,908
SOH/AGL Deduction		110,904
ASSESSED VALUE		126,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,593
TOTAL JUST VALUE		236,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,764

SALE:1:1: 5.14 ACRES $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33524	M H	375	11/05/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						
1074/1000	2/16/2006	WD	Q	V	04	19,000
GRANTOR: AUDREY S BULLARD & JO						
GRANTEE: PAULA E FINSTAD FKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,600.00	1,600.00	75	2006	2006	3	75	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	12,000.00	12,000.00	57,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 4.75 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 11/17/2026 BY SYS