

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,

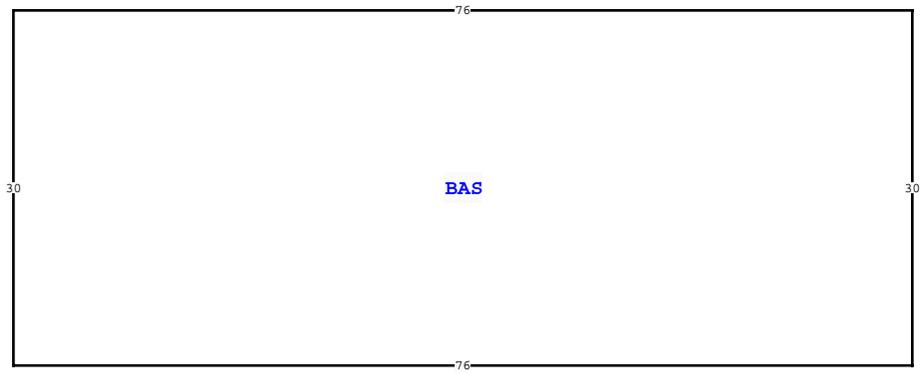
FINSTAD PAULA E
184 SW DAIRY ST
LAKE CITY, FL 32024

2026

09-5S-16-03496-106


BUILDING CHARACTERISTICS	
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 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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	2,280	102.5100	98.41	224,375	2015	2015	0	0	21.00	79.00		
1 MANUF 1		100% - 2017		Heated Area: 2280				HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			177,256	
TOTAL MARKET OB/XF VALUE			8,200	
TOTAL LAND VALUE - MARKET			57,000	
TOTAL MARKET VALUE			242,456	
SOH/AGL Deduction			120,122	
ASSESSED VALUE			122,334	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			70,923	
TOTAL JUST VALUE			242,456	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			240,605	

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						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	177,256
TOTALS	2,280			2,280	177,256

184 SW DAIRY ST, LAKE CITY

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

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	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	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

LAND DESCRIPTION										TOTAL OB/XF										8,200				
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	100		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	12,000.00	12,000.00	57,000							