

LOT 5 MAULDIN FARMS S/D.
752-1677, 761-770, 780-363, QC 1

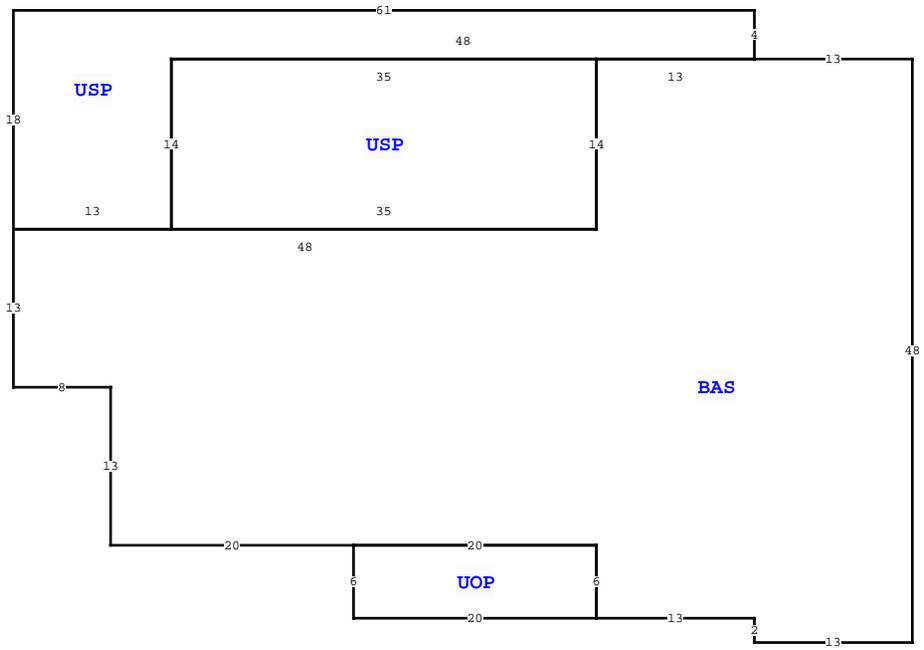
LIZ ROLAND JR/LIZ CHARLENE E
7051 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-105
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
	N/A 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
06	06				
0201	MODULAR HOME				
	MKT AREA		01		
9516.0200	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100		2,366	140,189
UOP	120	20		24	1,422
USP	426	35		149	8,829
USP	490	35		172	10,192
TOTALS	3,402			2,711	160,631

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	2,711	113.4000	107.73	292,056	2005	2005	0	0	45.00	55.00
1 MODULAR 1 100% - 2007 Heated Area: 2366 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,631
TOTAL MARKET OB/XF VALUE			10,700
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			226,331
SOH/AGL Deduction			62,646
ASSESSED VALUE			163,685
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			112,274
TOTAL JUST VALUE			226,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23559	M H	0	08/31/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1052/0362	7/18/2005	WD Q	Q	V	04	100
GRANTOR: NORTH FL TIMBER INC						
GRANTEE: ROLAND LIZ JR & CHA						
1052/0102	6/02/2004	QC Q	Q	V	06	16,500
GRANTOR: DENISE M LIZ						
GRANTEE: ROLANDO JR & CHARLE						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0030	BARN, MT	0 100	25 30	750.00	UT	12.00	12.00	100	2006	2006	3	100	9,000	
3	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

TOTAL OB/XF												10,700			
7051 SW COUNTY ROAD 240 , LAKE CITY															
BLD DATE: 04/22/2026 MLU															

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W13 USP= N4 W61 S18 E13 N14 E48\$ W13 USP= W35 S14 E35 N14\$ S14 W48 S13 E8 S13 E20 UOP= S6 E20 N6 W20\$ E20S6 E13 S2 E13 N48\$.															

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								