LOT 11 MAULDIN FARMS S/D.

775-2046, QC 817-868, DC 829-925

RUIZ ANGELICA ALVARES
7353 COUNTY ROAD 240
LAKE CITY, FL 32024

2027

09-5S-16-03497-111

BUILDING CHARACTERISTICS

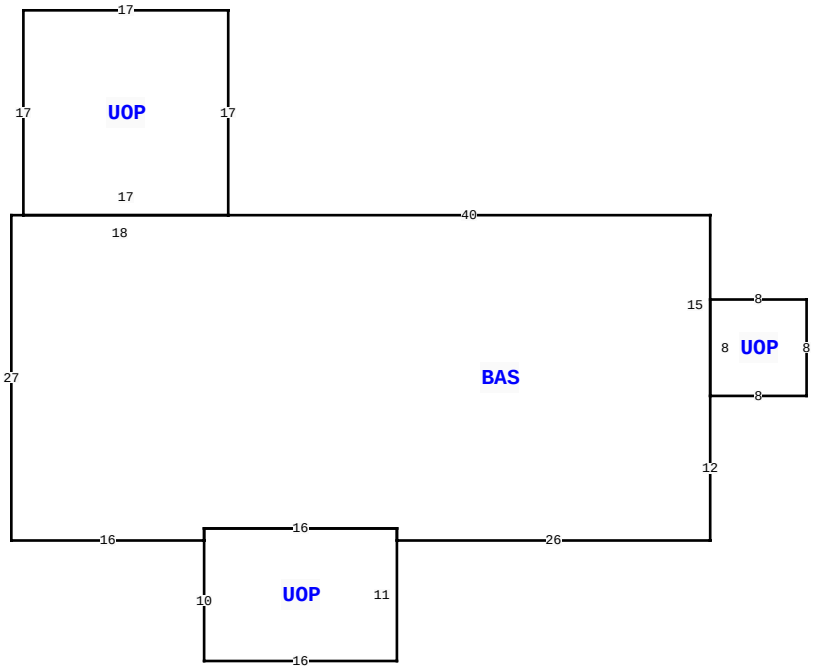
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	100,689
UOP	64	25		16	1,040
UOP	176	25		44	2,858
UOP	289	25		72	4,677
TOTALS	2,079			1,682	109,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,682	127.0000	118.11	198,661	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1550 HX Base Yr



7353 SW COUNTY ROAD 240 , 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	109,264
TOTAL MARKET OB/XF VALUE	17,640
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	181,904
SOH/AGL Deduction	0
ASSESSED VALUE	181,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,904
TOTAL JUST VALUE	181,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,078

XFOB:2:1: MERI MH

XFOB:1:1: MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7600	M H	60	09/16/1993
7434	M H	60	08/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1413	1/04/2021	WD	Q	I	01	148,000
GRANTOR: MANNY LOPEZ LLC						
GRANTEE: RUIZ ANGELICA ALVAR						
1404/0522	1/22/2020	QC	U	I	30	100
GRANTOR: MIRIAN OLIVERA & AILE						
GRANTEE: MANUEL LOPEZ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N17 W17 S17 E17$ W18 S27 E16 UOP= S10 E16 N11 W16 S1$ N1 E16 S1 E26 N12 UOP= E8 N8 W8 S8$ N15$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	12	24	288.00	UT	7.50	7.50	75	1993	1993	3	75	1,620	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	576.00	UT	7.50	7.50	100	1993	1993	3	100	4,320	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 17,640

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS