LOT 12 MAULDIN FARMS S/D.

748-1876, 778-399, WD 1023-1548,

JOHNSON DARRELL/JOHNSON LESLIE
7449 SW COUNTY ROAD 240
LAKE CITY, FL 32024

**2027**

**09-5S-16-03497-112**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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

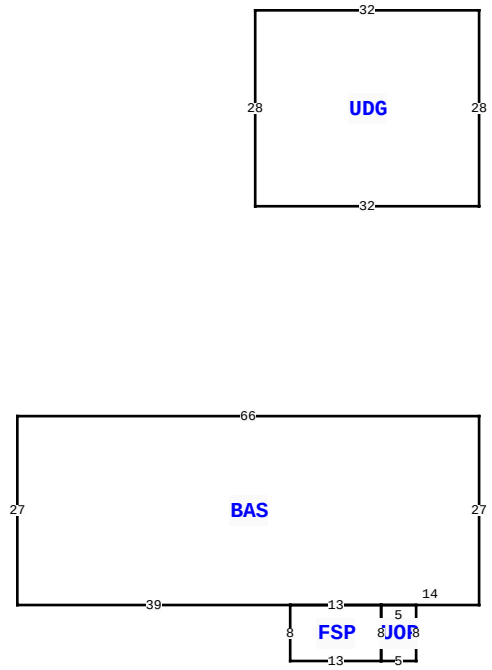
NEIGHBORHOOD/LOC 9516.0200 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | | 1,782 | 102,999 |
| FSP | 104 | 40 | | 42 | 2,428 |
| UDG | 896 | 60 | | 538 | 31,096 |
| UOP | 40 | 25 | | 10 | 578 |
| TOTALS | 2,822 | | | 2,372 | 137,100 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,372 | 113.0000 | 105.09 | 249,273 | 1994 | 1994 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2013 Heated Area: 1782 HX Base Yr 2013




7449 SW COUNTY ROAD 240 , LAKE CITY

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

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 137,100 |
| TOTAL MARKET OB/XF VALUE | 8,200 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 200,300 |
| SOH/AGL Deduction | 122,129 |
| ASSESSED VALUE | 78,171 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 26,760 |
| TOTAL JUST VALUE | 200,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,775 |

PRMT:1:1: 28X66

XFOB:1:1: CROW MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054837 | New Residential C | 60,000 | 01/16/2026 |
| 000054458 | Right-of-Way Acce | | 11/12/2025 |
| 30463 | MAINT/ALTR | 25 | 09/13/2012 |
| 9577 | GARAGE | 50 | 04/06/1995 |
| 7559 | M H | 60 | 09/03/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1236/2276 | 6/14/2012 | WD | U | I | 37 | 49,000 |
| GRANTOR: LAURA G MERRITT | | | | | | |
| GRANTEE: DARRELL & LESLIE JO | | | | | | |
| 1204/2691 | 11/12/2010 | WD | U | I | 11 | 0 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: JAMES R MERRITT JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S27 E39 FSP= S8 E13 N8 W13$ E13 UOP= S8 E5 N8 W5$ E14 N27$ PTR= N30 UDG= N28 W32 S28 E32$ S30$.

## 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 | 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