

LOT 12 MAULDIN FARMS S/D.
748-1876, 778-399, WD 1023-1548,

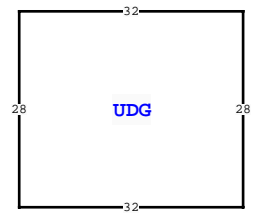
JOHNSON DARRELL/JOHNSON LESLIE
7449 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

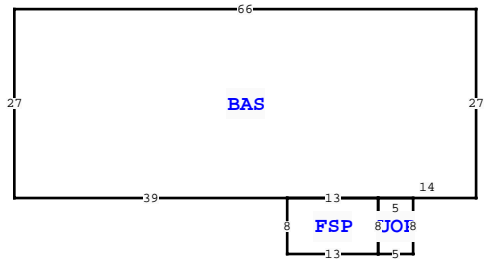
09-5S-16-03497-112

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	106.22	251,954	1994	1994	0	0	45.00	55.00		
1 MANUF 1 100% - 2013 Heated Area: 1782 HX Base Yr 2013													



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	104,106
FSP	104	40		42	2,454
UDG	896	60		538	31,430
UOP	40	25		10	584
TOTALS	2,822			2,372	138,575



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																	
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	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	

TOTAL OB/XF 8,200

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	138,575		
TOTAL MARKET OB/XF VALUE	8,200		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	201,775		
SOH/AGL Deduction	125,881		
ASSESSED VALUE	75,894		
TOTAL EXEMPTION VALUE	HX HB	50,894	
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	201,775		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	196,775		
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													
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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\$.													