

W 399.96 FT OF LOT 1 MAULDIN FARMS S/D. ORB 746-970, DC 1236-851,

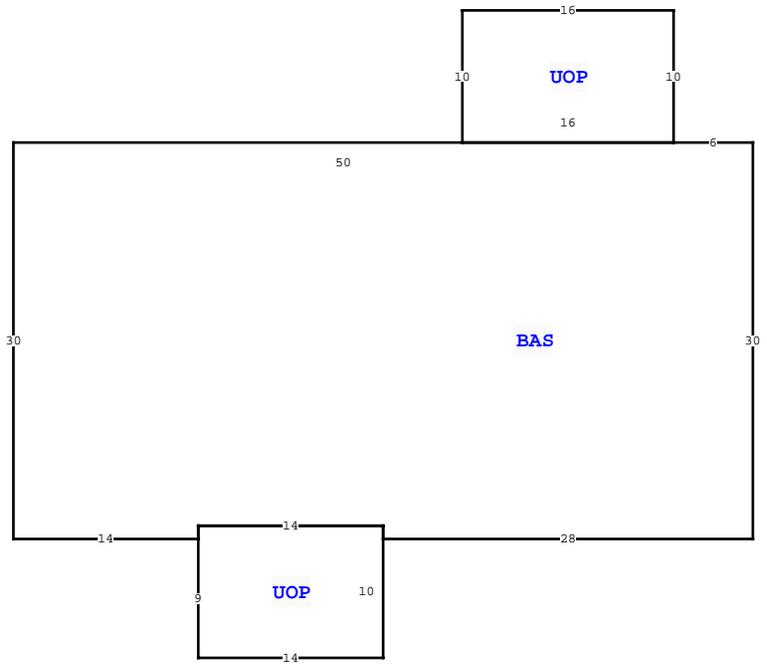
BRAY DEBRA M  
2394 SW MAULDIN AVE  
LAKE CITY, FL 32024-4709

**2026**

09-5S-16-03497-114

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		0	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
BAS	1,666	100	
UOP	140	25	
UOP	160	25	
TOTALS	1,966		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	2015								Heated Area: 1666 HX Base Yr 2015	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			104,699
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			137,699
SOH/AGL Deduction			64,768
ASSESSED VALUE			72,931
TOTAL EXEMPTION VALUE	HX HB		47,931
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			137,699
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/2228	11/21/2014	WD	Q	I	01	67,000
GRANTOR: ANDRIANA C GONZALEZ						
GRANTEE: DEBRA M BRAY						

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	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	700		
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	300		
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000		
TOTALS														1,966	1,741	104,699	

2394 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

BUILDING NOTES														

**BUILDING DIMENSIONS**  
BAS= W6 UOP= N10 W16 S10 E16\$ W50 S30 E14 UOP= S9 E14 N10 W14 S1 \$ N1 E14 S1 E28 N30\$.

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							