LOT 24 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1339-98, WD 139

CALDWELL HENRY W JR/CALDWELL JENNIFER M
118 SW MULBERRY DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-124

BUILDING CHARACTERISTICS

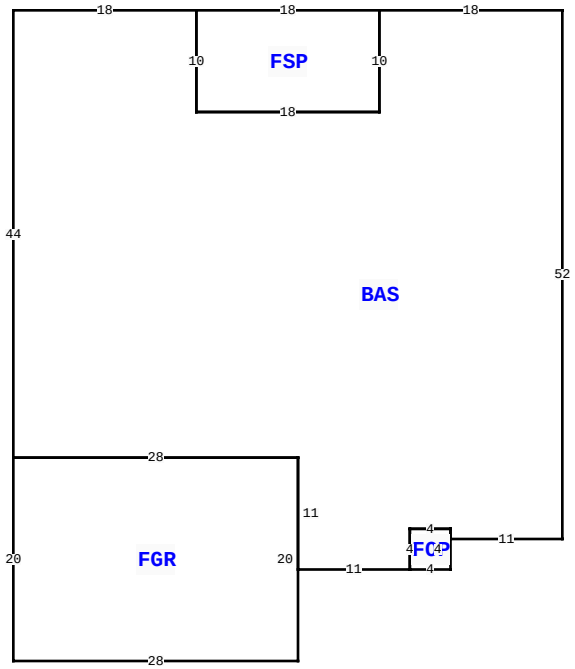
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,433	100		2,433	271,357
FGR	560	55		308	34,352
FOP	16	30		5	558
FSP	180	40		72	8,031
TOTALS	3,189			2,818	314,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,818	110.2080	121.23	341,626	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 50% - 2023 Heated Area: 2433 HX Base Yr 2023



118 SW MULBERRY DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	50	0	0	1,927.00	UT	2.00	2.00	100	2017	2017	3	100	3,854	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		314,296
TOTAL MARKET OB/XF VALUE		5,854
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		345,150
SOH/AGL Deduction		0
ASSESSED VALUE		345,150
TOTAL EXEMPTION VALUE	HAB HA	51,411
BASE TAXABLE VALUE		293,739
TOTAL JUST VALUE		345,150
NCON VALUE		-13,711
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34744	SFR	937	12/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1395	6/12/2026	WD	Q	I	01	425,000
GRANTOR: BENSON ERIC MICHAEL						
GRANTEE: CALDWELL HENRY W JR						
1477/1167	10/17/2022	WD	Q	I	01	427,000
GRANTOR: JOHNSON GEEVARGHESE						
GRANTEE: BENSON ERIC MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W18 S10 E18 N10$ S10 W18 N10 W18 S44 FGR= S20 E28 N20 W28$ E28 S11 E11 FOP= E4 N4 W4 S4$ N4 E4 S1 E11 N52$.

LAND DESCRIPTION

TOTAL OB/XF 5,854

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	0100	C	SFR	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 10/20/2026 BY TP Total Acres: 0.63 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS