LOT 27 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1272-1208

SOMHORST DAVID L/VANN JUDY A
226 SW MULBERRY DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-127

BUILDING CHARACTERISTICS

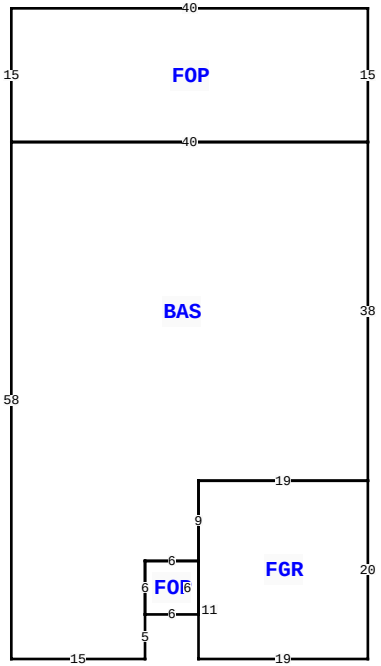
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,874	100		1,874	206,080
FGR	380	55		209	22,983
FOP	36	30		11	1,210
FOP	600	30		180	19,794
TOTALS	2,890			2,274	250,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	112.3260	123.56	280,975	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2016 Heated Area: 1874 HX Base Yr 2016



226 SW MULBERRY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	100	0	0	1,600.00	UT	2.00	2.00	100	2014	2014	3	100	3,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,068
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		282,068
SOH/AGL Deduction		94,255
ASSESSED VALUE		187,813
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,402
TOTAL JUST VALUE		282,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051793	Roof Replacement	16,160	12/12/2024
31517	SFR	697	10/14/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/1208	3/31/2014	WD	Q	I	01	170,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: DAVID L SOMHORST &						
1151/2385	5/27/2008	WD	Q	V	02	899,000
GRANTOR: RML HOLDINGS INC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S58 E15 N5 FOP= E6 N6 W6 S6$ N6 E6 FGR= S11 E19 N20 W19 S9$ N9 E19 N38$ FOP= N15 W40 S15 E40$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		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 01/29/2025 BY JS Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS