LOT 28 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1170-1350

PATEL ANKITKUMAR/PATEL NILAMBEN J
252 SW MULBERRY DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-128

BUILDING CHARACTERISTICS

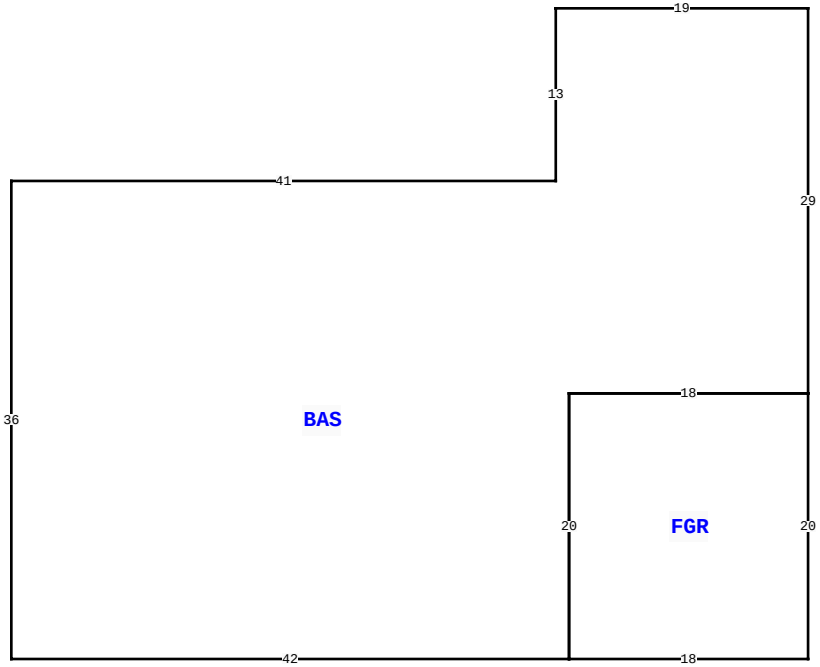
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	2,047	100		2,047	203,277
FGR	360	55		198	19,663
TOTALS	2,407			2,245	222,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,245	107.4760	118.22	265,404	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2047 HX Base Yr 2010



252 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	100	0	0	999.00	UT	2.25	2.25	100	2009	2009	3	100	2,248	
2	0282	POOL ENCL	0	100	33	24	792.00	UT	15.00	15.00	40	2014	2014	3	40	4,752	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,939
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		254,939
SOH/AGL Deduction		80,514
ASSESSED VALUE		174,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,014
TOTAL JUST VALUE		254,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042651	Roof Replacement	15,222	08/30/2021
27518	SFR	729	12/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/1350	3/30/2009	WD	Q	I	01	180,842
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: ANKITKUMAR & MILAMB						
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= W19 S13 W41 S36 E42 FGR= E18 N20 W18 S20$ N20 E18 N29$.

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 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS