LOT 30 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1166-1026,

WOOD JEFFREY L/WOOD DANIELLE L
304 SW MULBERRY DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-130

BUILDING CHARACTERISTICS

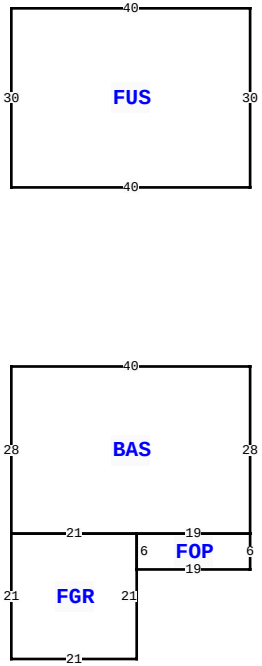
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	1,120	100		1,120	111,024
FGR	441	55		243	24,088
FOP	114	30		34	3,370
FUS	1,200	100		1,200	118,954
TOTALS	2,875			2,597	257,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,597	107.2820	118.01	306,472	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2011 Heated Area: 2320 HX Base Yr 2011



304 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	1,204.00	UT	3.00	3.00	100	2009	2009	3	100	3,612	
2	0280	POOL R/CON	0	100	33	14	462.00	UT	38.00	38.00	100	2022	2021		93	16,327	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		257,436
TOTAL MARKET OB/XF VALUE		19,939
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		302,375
SOH/AGL Deduction		89,944
ASSESSED VALUE		212,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,020
TOTAL JUST VALUE		302,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40712	POOL	0	10/15/2020
27431	SFR	787	10/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/1026	1/22/2009	WD	Q	I	01	184,300
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: JEFFREY & DANIELLE						
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 S28 FGR= S21 E21 N21 W21$ E21 FOP= S6 E19 N6 W19$ E19 N28$ PTR= N30 FUS= N30 W40 S30 E40$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 19,939

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