LOT 32 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1250-2407, WD 1

MANNING MARTHA FONDREN
350 SW MULBERRY DRIVE
LAKE CITY, FL 32024

2027

10-4S-16-02856-132

BUILDING CHARACTERISTICS

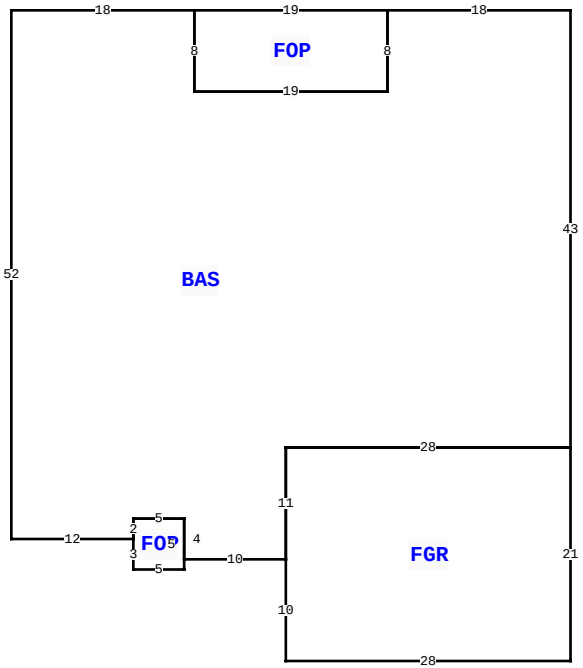
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,466	100		2,466	258,044
FGR	588	55		323	33,799
FOP	25	30		8	837
FOP	152	30		46	4,814
TOTALS	3,231			2,843	297,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,843	108.0960	118.91	338,061	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2019 Heated Area: 2466 HX Base Yr 2019



350 SW MULBERRY DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	297,494
TOTAL MARKET OB/XF VALUE	3,828
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	326,322
SOH/AGL Deduction	102,301
ASSESSED VALUE	224,021
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	172,610
TOTAL JUST VALUE	326,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30499	SFR	937	10/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/2429	5/14/2018	WD	Q	I	01	231,000
GRANTOR: CHRISTOPHER L JR & SH						
GRANTEE: MARTHA FONDREN MANN						
1250/2407	2/27/2013	WD	Q	I	01	172,100
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: CHRISTOPHER L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W19 S8 E19 N8$ S8 W19 N8 W18 S52 E12 FOP= S3 E5 N5 W5 S2$ N2 E5 S4 E10 FGR= S10 E28 N21 W28 S11$ N11 E28 N43$.

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	1,914.00	UT	2.00	2.00	100	2013	2013	3	100	3,828	

LAND DESCRIPTION

TOTAL OB/XF 3,828

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 11/17/2026 BY SYS