LOT 37 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1314-2070,

WALKER JAMES/WALKER KECHA-GAYE SHAKEIRA
439 SW MULBERRY DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-137

BUILDING CHARACTERISTICS

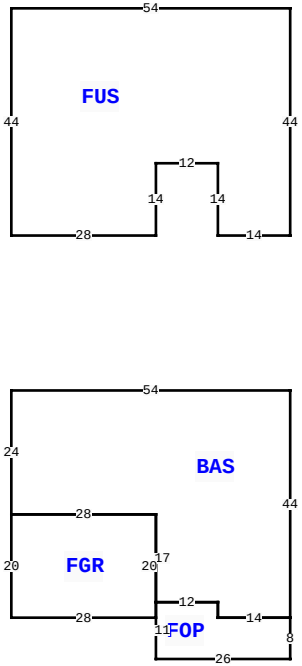
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,780	100		1,780	191,246
FGR	560	55		308	33,092
FOP	244	30		73	7,844
FUS	2,208	100		2,208	237,232
TOTALS	4,792			4,369	469,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,369	108.5280	119.38	521,571	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2017 Heated Area: 3988 HX Base Yr 2017



439 SW MULBERRY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		469,414
TOTAL MARKET OB/XF VALUE		4,568
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		498,982
SOH/AGL Deduction		174,733
ASSESSED VALUE		324,249
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,838
TOTAL JUST VALUE		498,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32195	SFR	1,128	08/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/2070	4/29/2016	WD	Q	I	01	285,000
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: JAMES & KECHA-GAYE						
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= W54 S24 FGR= S20 E28 N20 W28$ E28 S17 FOP= S11 E26 N8 W14 N3 W12$ E12 S3 E14 N44$ PTR= N30 FUS= N44 W54 S44 E28 N14 E12 S14 E14$ S30$.

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	2,284.00	UT	2.00	2.00	100	2015	2015	3	100	4,568	

LAND DESCRIPTION

TOTAL OB/XF 4,568

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