LOT 41 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1346-2617, WD 1

SMITH SHERRI JOANNE/SMITH MARQUETTE
117 SW MULBERRY DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-141

BUILDING CHARACTERISTICS

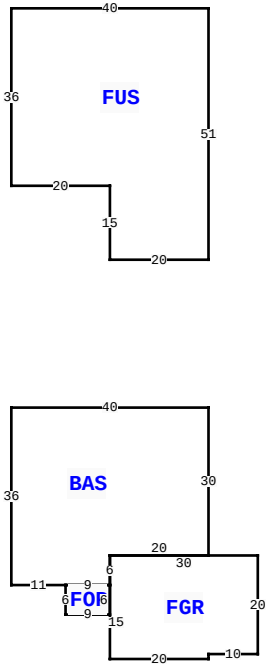
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	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	1,320	100		1,320	148,970
FGR	620	55		341	38,484
FOP	54	30		16	1,806
FUS	1,740	100		1,740	196,370
TOTALS	3,734			3,417	385,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,417	111.5205	122.67	419,163	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2024 Heated Area: 3060 HX Base Yr 2024



117 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	1,602.00	UT	2.00	2.00	100	2017	2017	3	100	3,204	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	385,630
TOTAL MARKET OB/XF VALUE	3,204
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	413,834
SOH/AGL Deduction	54,568
ASSESSED VALUE	359,266
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	307,855
TOTAL JUST VALUE	413,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34771	SFR	1,067	12/20/2016
28436	SFR	425	03/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2491	9/28/2023	WD	Q	I	01	450,000
GRANTOR: GODEVAS STARVOS						
GRANTEE: SMITH SHERRI JOANNE						
1346/2617	10/27/2017	WD	Q	I	01	265,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: STARVOS & ELENI GOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S36 E11 FOP= S6 E9 N6 W9$ E9 FGR= S15 E20 N1 E10 N20 W30 S6$ N6 E20 N30$ PTR= N30 FUS= N51 W40 S36 E20 S15 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,204

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