

(AKA LOT 22 PRICE CREEK ACRES UN
AS): COMM SE COR OF NE1/4 OF SE1
FT TO POB BEING ON THE S R/W OF

MAULDEN PROPERTIES LLC
774 NW BLACKBERRY CIR
LAKE CITY, FL 32055

2026

12-4S-17-08332-022



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2024
TOTALS	1,140		1,140
			121,206

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0202	02	1,140	113.0000	109.61	124,955	2023	2023	0	0	3.00	97.00														
1 MANUF 2 0% - 2024 Heated Area: 1140 HX Base Yr																									
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/28/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	04/28/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			121,206
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			22,035
TOTAL MARKET VALUE			152,241
SOH/AGL Deduction			0
ASSESSED VALUE			152,241
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,241
TOTAL JUST VALUE			152,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045584	Mobile Home		09/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/2438	4/16/2026	QC	U	I	11	100
GRANTOR: MAULDEN CODI MICHELLE						
GRANTEE: MAULDEN PROPERTIES						
1456/711	12/20/2021	QC	U	I	11	100
GRANTOR: DICKS RICHARD LYNARD						
GRANTEE: MAULDEN CODI MICHEL						

EXTRA FEATURES																	
L N	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

TOTAL OB/XF														9,000			
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BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=17,11] E76 S15 W76 N15 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	3.39	AC		1.00	1.00	1.00	6,500.00	6,500.00	22,035							