EAST 60 FT OF LOT 4 & ALL LOT
5 BLOCK 4 ELM ACRES S/D.

CHIEUW ERIK/MILES EMMA
294 SE MULBERRY PL
LAKE CITY, FL 32025

2027

16-4S-17-08371-000

BUILDING CHARACTERISTICS

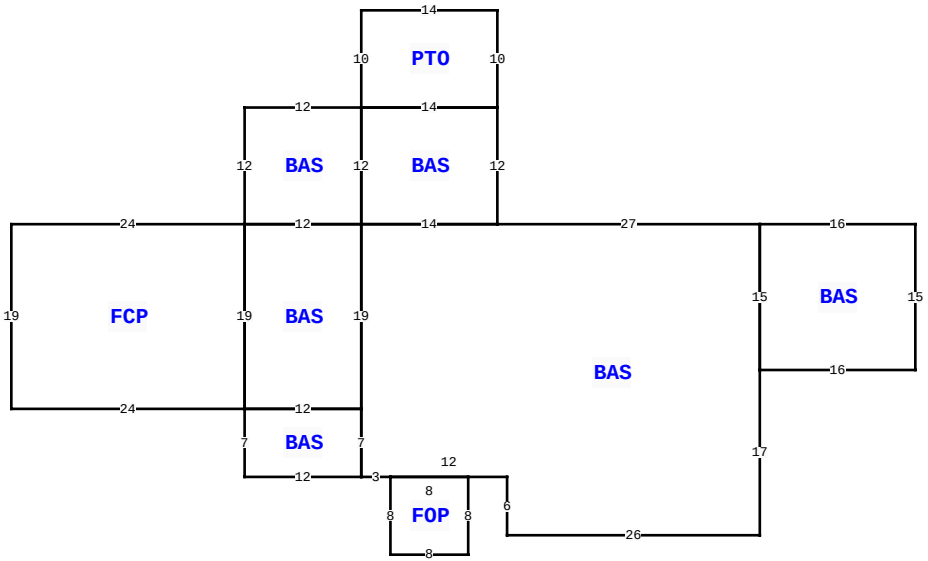
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		16417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	9,732
BAS	144	100		144	16,683
BAS	168	100		168	19,463
BAS	228	100		228	26,415
BAS	240	100		240	27,805
BAS	1,222	100		1,222	141,575
FCP	456	25		114	13,207
FOP	64	30		19	2,202
PTO	140	5		7	811
TOTALS	2,746			2,226	257,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,226	123.9084	136.30	303,404	1972	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2023 Heated Area: 2086 HX Base Yr 2023



294 SE MULBERRY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,893
TOTAL MARKET OB/XF VALUE		7,916
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		288,309
SOH/AGL Deduction		0
ASSESSED VALUE		288,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,898
TOTAL JUST VALUE		288,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048968	Roof Replacement	28,000	01/05/2024
08666	SFR	0	09/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/1706	5/15/2020	WD	Q	I	01	233,000
GRANTOR: JAMES INGLESE						
GRANTEE: ERIK CHIEUW & EMMA						
1384/1285	5/13/2019	WD	U	I	37	50,000
GRANTOR: JOHN & REGINA DUPLER						
GRANTEE: JAMES INGLESE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N12 PTO= N10 W14 S10 E14$ W14 S12 E14$ W14 BAS= N12 W12 S12 E12$ BAS= W12 FCP= W24 S19 E24 N19$ S19 E12 N19$ S19 BAS= W12 S7 E12 N7$ S7 E3 FOP= S8 E8 N8 W8$ E12 S6 E26 N17 BAS= E16 N15 W16 S15$ N15$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1,590.00	UT	2.00	2.00	100	0	0	3	100	3,180	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0166	CONC,PAVMT	0	100	3	21	63.00	UT	2.00	2.00	100	2021	2020		100	126	
6	0296	SHED METAL	0	100	0	0	1.00	UT	150.00	150.00	100	2021	2020		100	150	
7	0166	CONC,PAVMT	0	100	12	90	1,080.00	UT	2.00	2.00	100	2021	2020		100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 7,916

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/20/2024 BY JS Total Acres: 1.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS