N DIV: COMM NE COR OF SW1/4 OF S
189.21 FT, S 12 DG W 31 FT TO A
LINE OF FAMU LN, S 12 DEG W 63.7

MAWIER KARRI F/SAFFOLD CARLOS D
11793 BLUEBERRY LN
MACCLENNY, FL 32063

2027

28-3S-17-11956-002

BUILDING CHARACTERISTICS

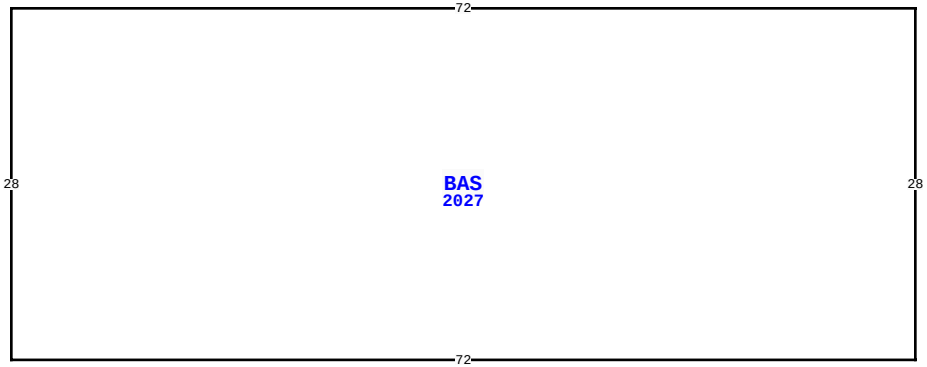
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 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 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2027	2,016	194,268
TOTALS	2,016			2,016	194,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	2,016	105.7300	98.33	198,233	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 2016 HX Base Yr



561 NE COOLEY WAY, LAKE CITY

BLD DATE		LGL DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	194,268
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	8,712
TOTAL MARKET VALUE	209,980
SOH/AGL Deduction	0
ASSESSED VALUE	209,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,980
TOTAL JUST VALUE	209,980
NCON VALUE	201,268
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1349	7/24/2024	WD	Q	V	01	5,000

GRANTOR: LEE-WILLIAMS LELIA M

GRANTEE: MAWIER KARRI F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,21] E72 S28 W72 N28 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0			0.00	0.00	34,848.00	SF		1.00	1.00	0.50	0.50	0.25	8,712							

REVIEW DATE 09/15/2026 BY JB Total Acres: 0.80 Total Land Value: 8,712 Market: 0 Agricultural: 0 Common: 8,712 PRINTED 11/17/2026 BY SYS