COMM AT NW COR OF NE1/4 E 1855.9
S 953.98 FT, FOR POB, CONT S 338
E 782.03 FT, TO E R/W OF CR, N A

BECKELHEIMER RYAN MITCHELL
340 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

33-4S-16-03265-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		3 100
Stories	1.	1. 100
Architectual	01	CONV 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 01

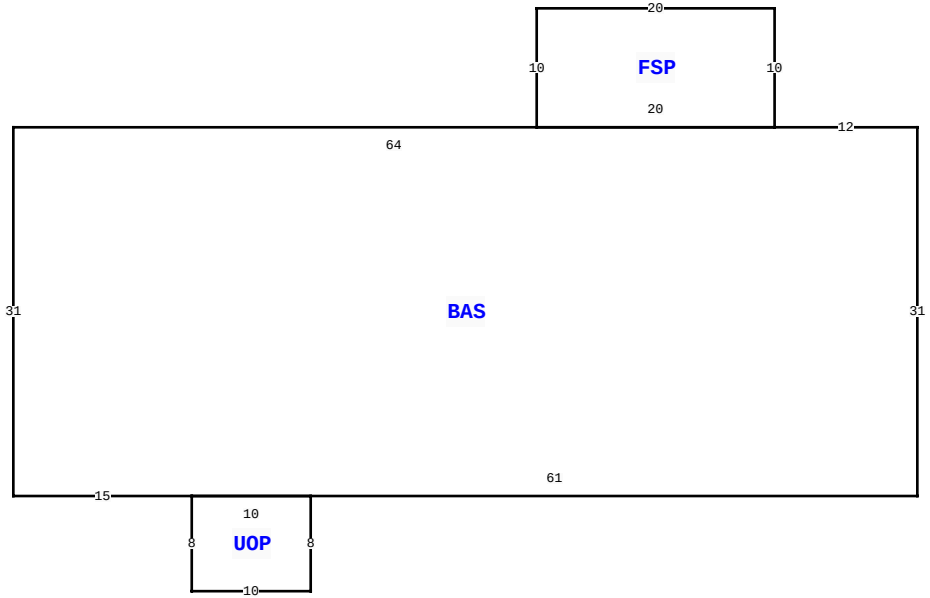
NEIGHBORHOOD/LOC 33416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	143,406
FSP	200	40		80	4,870
UOP	80	25		20	1,217
TOTALS	2,636			2,456	149,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,456	119.0000	110.67	271,806	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 2356 HX Base Yr



340 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	2003	2003	3	100	1,080	
2	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
5	0120	CLFENCE 4	0	0	6	24	144.00	UT	7.50	7.50	100	2007	2007	3	100	1,080	
6	0294	SHED WOOD/	0	0	16	16	256.00	UT	12.00	12.00	100	2007	2007	3	100	3,072	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,493
TOTAL MARKET OB/XF VALUE	15,422
TOTAL LAND VALUE - MARKET	66,880
TOTAL MARKET VALUE	231,795
SOH/AGL Deduction	0
ASSESSED VALUE	231,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,795
TOTAL JUST VALUE	231,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050511	Roof Replacement	7,500	08/07/2024
21776	M H	357	04/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1505	8/26/2024	WD	Q	I	01	290,000
GRANTOR: FINLEY MARY JANE						
GRANTEE: BECKELHEIMER RYAN M						
1496/1164	8/07/2023	WD	U	I	11	100
GRANTOR: FINLEY JAMES T						
GRANTEE: FINLEY JAMES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W20 S10 E20$ W64 S31 E15 UOP= S8 E10 N8 W10$ E61 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,422

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	6.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,880							

REVIEW DATE 01/21/2026 BY JB Total Acres: 6.08 Total Land Value: 66,880 Market: 0 Agricultural: 0 Common: 66,880 PRINTED 11/17/2026 BY SYS