LOT 1 MAULDIN WOODLANDS S/D.

WD 999-2706, PB 1507-1829, WD 15

PERRY VERNON/PERRY TERESA
1070 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

33-4S-16-03265-101

BUILDING CHARACTERISTICS

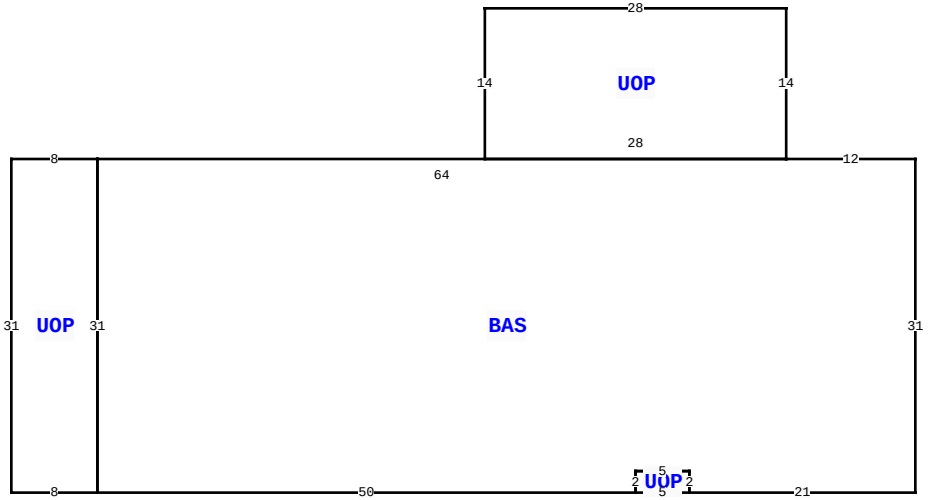
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	33416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100		2,346	123,985
UOP	10	20		2	106
UOP	248	20		50	2,643
UOP	392	20		78	4,122
TOTALS	2,996			2,476	130,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	2,476	103.3200	96.09	237,919	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 2346 HX Base Yr



1070 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	0296	SHED METAL	0	0	12	24	288.00	UT	7.50	7.50	100	2006	2006	3	100	2,160	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	130,855
TOTAL MARKET OB/XF VALUE	10,360
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	201,215
SOH/AGL Deduction	0
ASSESSED VALUE	201,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,215
TOTAL JUST VALUE	201,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056107	Storage Building	31,800	07/16/2026
18198	M H	125	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2436	2/11/2026	WD	U	I	41	308,000
GRANTOR: DEAS SARAH M						
GRANTEE: PERRY VERNON						
1530/903	12/20/2024	WD	U	I	37	145,000
GRANTOR: GUTH TERESA J						
GRANTEE: DEAS SARAH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N14 W28 S14 E28$ W64 UOP= W8 S31 E8 N31$ S31 E50 UOP= E5 N2 W5 S2$ N2 E5 S2 E21 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,360

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/01/2026 BY TP Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS