LOT 5 MAULDIN WOODLANDS S/D. CRICKET INVESTMENTS LLC

WD 1099-1861, WD 1334-2388, WD 1 ,

2027

33-4S-16-03265-105

BUILDING CHARACTERISTICS

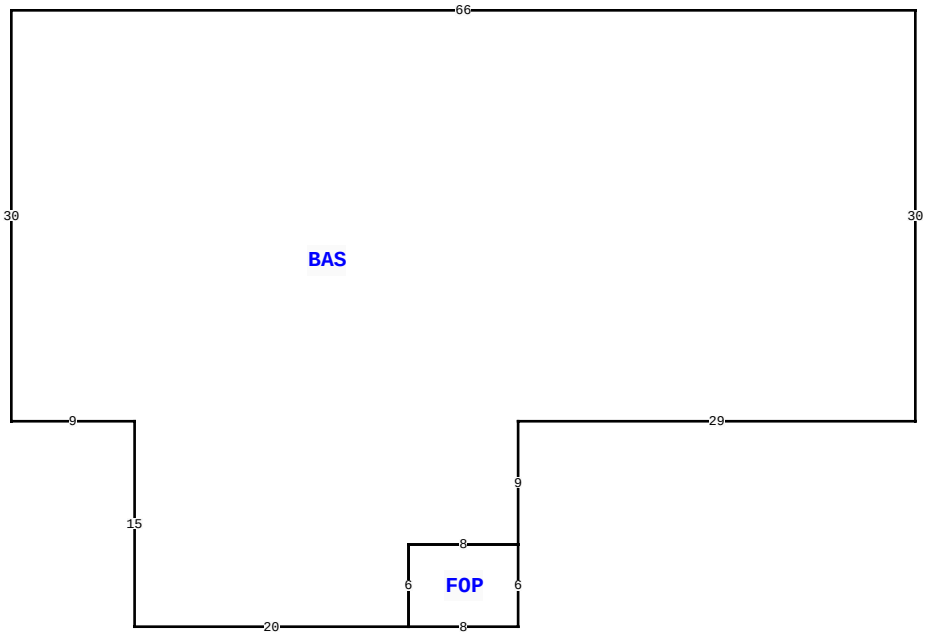
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	2,352	100		2,352	232,896
FOP	48	35		17	1,683
TOTALS	2,400			2,369	234,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,369	116.3000	115.14	272,767	2018	2018	0	0	0	14.00	86.00

1 MANUF 3 0% - 2022 Heated Area: 2352 HX Base Yr



796 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2018		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	
4	0080	DECKING	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	234,580
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	304,980
SOH/AGL Deduction	0
ASSESSED VALUE	304,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,980
TOTAL JUST VALUE	304,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35818	M H	406	09/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1367	10/29/2021	WD	Q	I	01	319,900
GRANTOR: JENNINGS WILLIAM						
GRANTEE: CRICKET INVESTMENTS						
1345/1956	10/06/2017	WD	Q	V	03	27,500
GRANTOR: PATRICK & EDDY M ALVA						
GRANTEE: WILLIAM & BRIANNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E9 S15 E20 FOP= E8 N6 W8 S6$ N6 E8 N9 E29 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,400

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 01/21/2026 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS