

LOT 6 MAULDIN WOODLANDS S/D.
840-1921, DC 894-1509, 909-513,

HENCK WALTER
226 SW BURNETT LN
LAKE CITY, FL 32024

2026

33-4S-16-03265-106
VALUATION SUMMARY

ELEMENT		CD	BUILDING CHARACTERISTICS		
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 Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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	33416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	98,750
UEP	324	70		227	13,837
UOP	80	25		20	1,219
UOP	160	25		40	2,438
TOTALS	2,184			1,907	116,244

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2024	Heated Area: 1620		HX Base Yr				

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,244
TOTAL MARKET OB/XF VALUE		25,550
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		201,794
SOH/AGL Deduction		0
ASSESSED VALUE		201,794
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		201,794
TOTAL JUST VALUE		201,794
NCON VALUE		14,744
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052603	Storage Building	8,283	03/14/2025
000052345	Right-of-Way Acce		02/17/2025
20442	M H	125	02/21/2003
14929	M H	125	01/11/1999
13364	M H	125	12/01/1997
13313	PUMP/UTPOL	30	11/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2690	8/15/2023	PR U		I	19	100
GRANTOR: HENCK MARSHANNA						
GRANTEE: HENCK WALTER						
1317/2624	6/29/2016	LE U		I	14	100
GRANTOR: ANABELLE BURNHAM						
GRANTEE: ANABELLE BURNHAM (L						

EXTRA FEATURES																	
L N	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	1999	1999	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
TOTAL OB/XF																14,150	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

