

LOT 9 MAULDIN WOODLANDS S/D.
960-1722, DC 1473-505, WD 1490-1

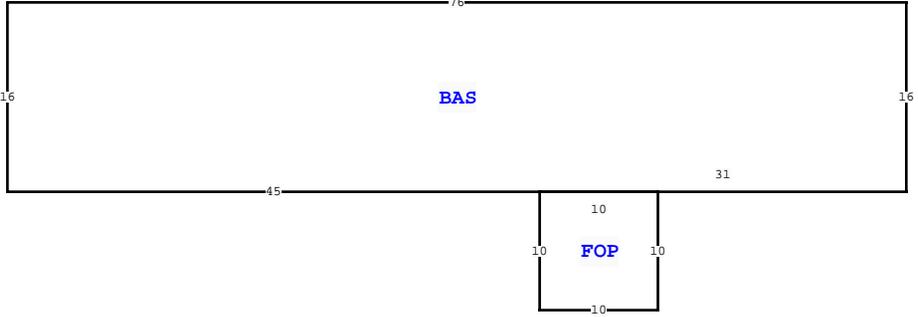
KORCYL THOMAS MICHAEL JR
548 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

33-4S-16-03265-109

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Architectural	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
BAS	1,216	100	
FOP	100	35	
TOTALS	1,316		1,251 75,231

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2024	Heated Area: 1216		HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			75,231	
TOTAL MARKET OB/XF VALUE			30,850	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			166,081	
SOH/AGL Deduction			9,260	
ASSESSED VALUE			156,821	
TOTAL EXEMPTION VALUE			HX HB 13 156,821	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			166,081	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			159,520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048571	Storage Building	29,980	11/03/2023
000047673	Roof Replacement	5,950	07/14/2023
19789	M H	125	07/31/2002
19620	PUMP/UTPOL	30	06/05/2002
14282	M H	125	07/16/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1239	10/13/2023	WD	Q	I	01	160,000
GRANTOR: SW MAULDIN AVE LAND T						
GRANTEE: KORCYL THOMAS MICHA						
1490/1094	5/09/2023	WD	U	I	37	7,129
GRANTOR: COOK CHARLES E JR						
GRANTEE: SW MAULDIN AVE LAND						

EXTRA FEATURES														548 SW MAULDIN AVE, LAKE CITY			
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	100	12	20	240.00	UT	7.50	7.50	75	2002	2002	3	75	1,350	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN, MT	0	100	0	0	1.00	UT	22,500.00	22,500.00	100	2025	2024		100	22,500	
TOTALS																30,850	

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							