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

2027

33-4S-16-03265-109

BUILDING CHARACTERISTICS

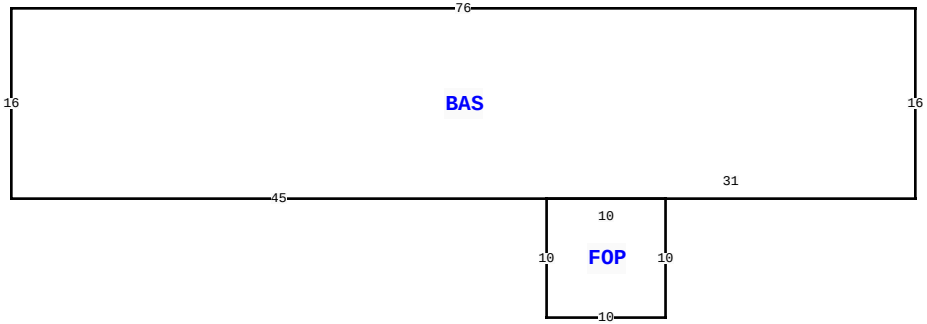
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,216	100		1,216	70,846
FOP	100	35		35	2,039
TOTALS	1,316			1,251	72,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,251	113.9000	105.93	132,518	1999	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024



548 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,885
TOTAL MARKET OB/XF VALUE		30,850
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		163,735
SOH/AGL Deduction		2,209
ASSESSED VALUE		161,526
TOTAL EXEMPTION VALUE	HX HB 13	161,526
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		163,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,520

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E45 FOP= S10 E10 N10 W10$ E31 N16$.

LAND DESCRIPTION

TOTAL OB/XF 30,850

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	100		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 JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS