

LOT 10 MAULDIN WOODLANDS S/D
EX BEG SW COR OF SAID LOT 10,
E 156.99 FT, N 140 FT, W

ROSSIN PHILLIP/ROSSIN VILINDA
510 SW MAULDIN AVE
LAKE CITY, FL 32024

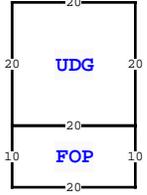
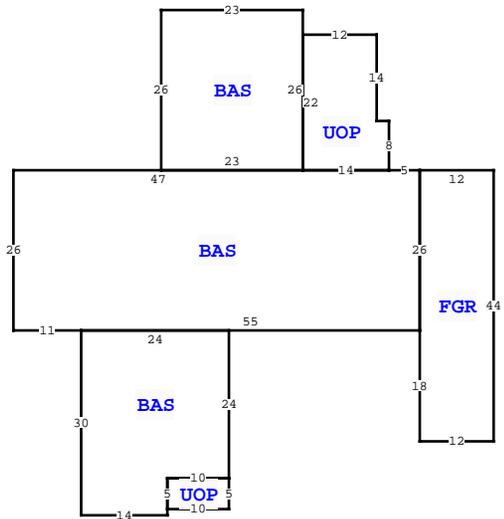
2026

33-4S-16-03265-110



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| 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 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | 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 | 598 | 100 | |
| BAS | 660 | 100 | |
| BAS | 1,716 | 100 | |
| FGR | 528 | 55 | |
| FOP | 200 | 30 | |
| UDG | 400 | 55 | |
| UOP | 50 | 20 | |
| UOP | 280 | 20 | |
| TOTALS | 4,432 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0204 | 01 | 3,610 | 107.4760 | 115.00 | 415,150 | 1996 | 1996 | 0 | 0 | 45.00 | 55.00 |
| 1 MANUF 4 100% - 2000 Heated Area: 2974 HX Base Yr 2000 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 228,332 |
| TOTAL MARKET OB/XF VALUE | | | 30,764 |
| TOTAL LAND VALUE - MARKET | | | 54,000 |
| TOTAL MARKET VALUE | | | 313,096 |
| SOH/AGL Deduction | | | 161,426 |
| ASSESSED VALUE | | | 151,670 |
| TOTAL EXEMPTION VALUE | HX HB DX | | 56,411 |
| BASE TAXABLE VALUE | | | 95,259 |
| TOTAL JUST VALUE | | | 313,096 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 297,327 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 19132 | M H | 125 | 01/18/2002 |
| 18151 | POOL | 115 | 04/11/2001 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0894/1440 | 12/15/1999 | WD | Q | V | | 22,000 |

GRANTOR: SUBRANDY LTD PARTNERS
GRANTEE: ROSSIN'S

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/22/2026 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS= W5 UOP= N8 W2 N14 W12 S22 E14\$ W14 BAS= N26 W23 S26 E23\$ W47 S26 E11 BAS= S30 E14 N1 UOP= E10 N5 W10 S5\$ N5 E10 N24 W24\$ E55 FGR= S18 E12 N44 W12 S26\$ N26\$ PTR= E60 FOP= E20 N10 UDG= N20 W20 S20 E20\$ W20 S10\$ W60\$. | |

| 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 | 0280 | POOL R/CON | 0 | 100 | 11 | 28 | UT | 70.00 | 70.00 | 100 | 2001 | 2001 | 3 | 40 | 8,624 | |
| 2 | 0282 | POOL ENCL | 0 | 100 | 24 | 41 | UT | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 40 | 5,904 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | UT | 7.50 | 7.50 | 100 | 1999 | 1999 | 3 | 100 | 1,440 | |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | UT | 2.00 | 2.00 | 100 | 1999 | 1999 | 3 | 100 | 3,296 | |
| 5 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 200 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 800 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,000 | |
| 8 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,000 | |
| 9 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,500 | |
| 10 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 60,000.00 | 54,000.00 | 54,000 | | | | | | | |