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

2027

33-4S-16-03265-110

BUILDING CHARACTERISTICS

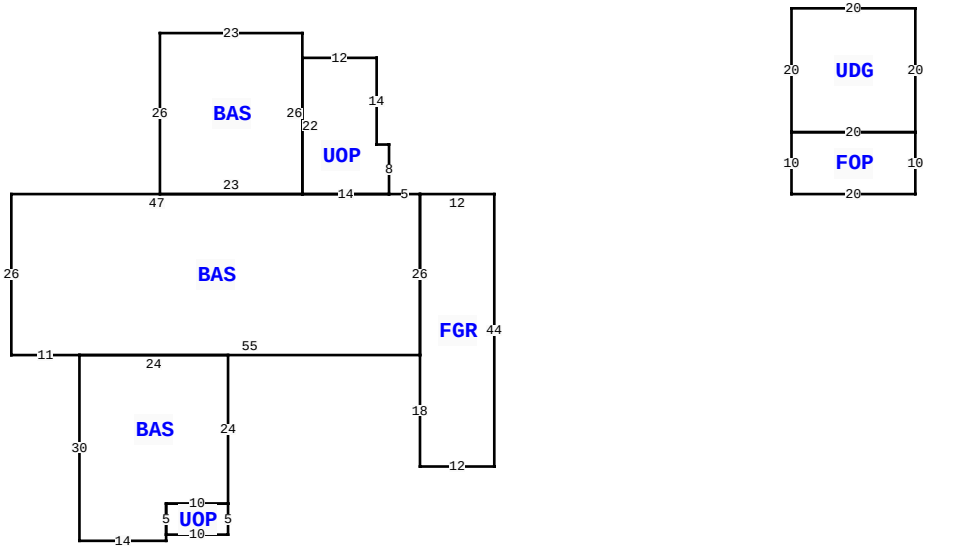
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100		598	36,764
BAS	660	100		660	40,576
BAS	1,716	100		1,716	105,498
FGR	528	55		290	17,829
FOP	200	30		60	3,689
UDG	400	55		220	13,526
UOP	50	20		10	615
UOP	280	20		56	3,443
TOTALS	4,432			3,610	221,939

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	111.78	403,526	1996	1996	0	0	0	45.00	55.00

1 MANUF 4 100% - 2000 Heated Area: 2974 HX Base Yr 2000



510 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	0280	POOL R/CON	0	100	11	28	308.00	UT	70.00	70.00	100	2001	2001	3	40	8,624	
2	0282	POOL ENCL	0	100	24	41	984.00	UT	15.00	15.00	100	2001	2001	3	40	5,904	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1999	1999	3	100	1,440	
4	0166	CONC,PAVMT	0	100	0	0	1,648.00	UT	2.00	2.00	100	1999	1999	3	100	3,296	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
10	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 30,764

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	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							

REVIEW DATE 01/21/2026 BY JB Total Acres: 4.50 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	221,939
TOTAL MARKET OB/XF VALUE	30,764
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	306,703
SOH/AGL Deduction	150,558
ASSESSED VALUE	156,145
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	99,734
TOTAL JUST VALUE	306,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,827

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

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$.