

LOT 11 MAULDIN WOODLANDS S/D.  
WD 1225-1227, WD 1384-1262, WD 1

HUMANES PAUL E/HUMANES SUSAN A  
185 SW MADEWOOD DR  
LAKE CITY, FL 32024

**2026**

33-4S-16-03265-111  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	960	100	2025
TOTALS	960		102,208

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	50% - 2025		108.64					2.00	98.00
Heated Area: 960						HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			102,208
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			170,008
SOH/AGL Deduction			10,534
ASSESSED VALUE			159,474
TOTAL EXEMPTION VALUE	HA HAB DD	59,870	
BASE TAXABLE VALUE			99,604
TOTAL JUST VALUE			170,008
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049119	Mobile Home		01/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1799	10/12/2023	WD	Q	V	01	62,500
GRANTOR: ROCKABILLY FABRICATIO						
GRANTEE: HUMANES PAUL E						
1458/1930	1/24/2022	WD	Q	V	01	60,000
GRANTOR: HODGES MARILYN W TRUS						
GRANTEE: ROCKABILLY FABRICAT						

EXTRA FEATURES		185 SW MADEWOOD DR, 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	9945	Well/Sept	0	50	0	0			7,000.00	100	2025	2024		100	7,000	
2	0261	PRCH, UOP	0	100	0	0			800.00	100	2026	2025		100	800	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=-53,-19] E40 S24 W40 N24 \$	

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	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							