BEG SW COR OF LOT 10 MAULDIN WOO
156.99 FT, N 140 FT, W 156.99 FT
TO POB.

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

2027

33-4S-16-03265-120

BUILDING CHARACTERISTICS

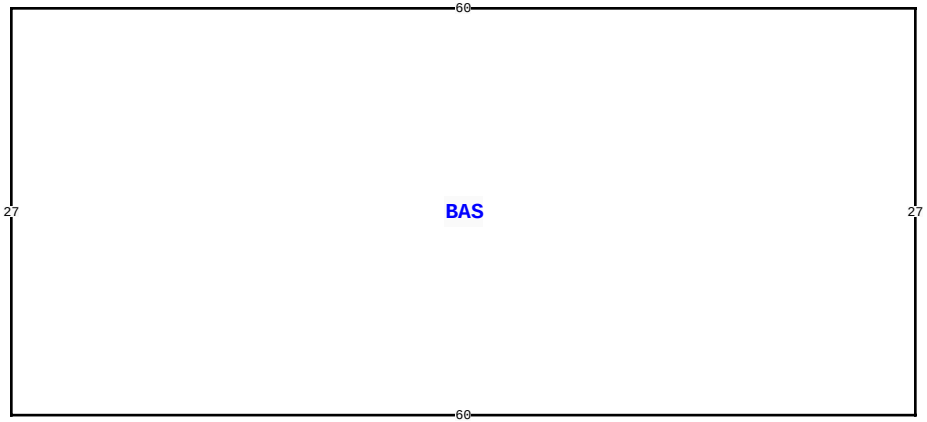
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	44,284
TOTALS	1,620			1,620	44,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.9000	68.34	110,711	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1620 HX Base Yr



236 SW MADEWOOD DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 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	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,284
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	61,784
SOH/AGL Deduction	0
ASSESSED VALUE	61,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,784
TOTAL JUST VALUE	61,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.10	50,000.00	5,000.00	5,000							

REVIEW DATE 01/21/2026 BY JB Total Acres: 0.50 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/17/2026 BY SYS