LOT 17 BLOCK A MAULDIN
WOODLANDS S/D PHASE 2.
ORB 833-164, AFD 1029-247,

SHIPMAN FRANK/SHIPMAN CHRISTINE
AS TRUSTEES, 1611 NW 175TH ST
MIAMI, FL 33169

2027

33-4S-16-03265-217

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	67,000
SOH/AGL Deduction	11,639
ASSESSED VALUE	55,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,361
TOTAL JUST VALUE	67,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,000

LAND:1:1: 5.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14998	M H	125	01/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0126	3/17/2017	WD	Q	V	01	40,000
GRANTOR: WANDA GOLDING						
GRANTEE: FRANK & CHRISTINE S						
1053/0706	7/11/2005	WD	Q	V		57,400
GRANTOR: FLOYD						
GRANTEE: GOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	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 AJ Total Acres: 5.06 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS