LOT 22 BLOCK A MAULDIN WOODLANDS
833-164, WD 1001-2794, WD 1161-2

ZYSK PATRICIA ANN/CAY ALEXIS ANN
4404 SW 15TH PL
CAPE CORAL, FL 33914

2027

33-4S-16-03265-222

BUILDING CHARACTERISTICS

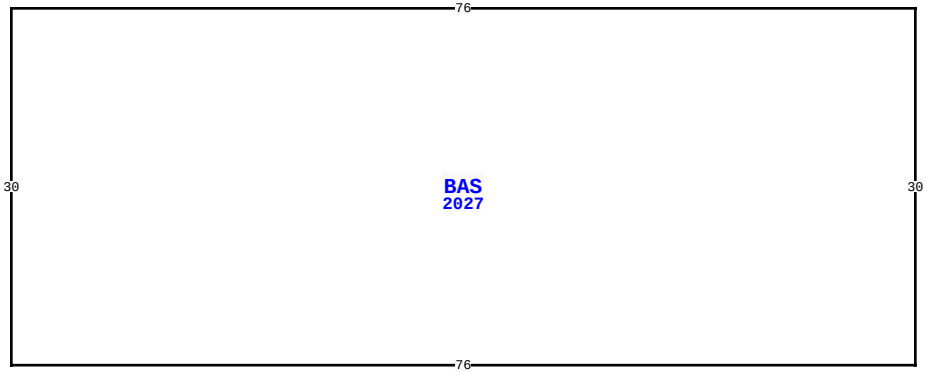
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2027	2,280	246,678
TOTALS	2,280			2,280	246,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	115.0000	110.40	251,712	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 2280 HX Base Yr



521 SW FOXBORO PL, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	246,678
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	316,178
SOH/AGL Deduction	0
ASSESSED VALUE	316,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,178
TOTAL JUST VALUE	316,178
NCON VALUE	246,678
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055084	Mobile Home		02/23/2026
000050415	Mobile Home		07/22/2024
000050335	Right-of-Way Acce		07/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/2597	10/31/2023	WD	Q	I	01	85,000
GRANTOR: GODFIRNON BRANDON RYA						
GRANTEE: ZYSK PATRICIA ANN						
1463/2534	4/08/2022	WD	Q	I	01	76,000
GRANTOR: WILKINS BRENDA CATHER						
GRANTEE: GODFIRNON BRANDON R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,12] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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		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 04/02/2026 BY kellen Total Acres: 5.03 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS