COMM NW COR OF SW1/4, RUN E 30 F
E 410 FT, S 201.62 FT, W 410 FT,
POB. (AKA LOT 1 OAK FOREST S/D U

POLLARD PERRY/BIRSA ELISABETTA
595 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

34-4S-16-03274-000

BUILDING CHARACTERISTICS

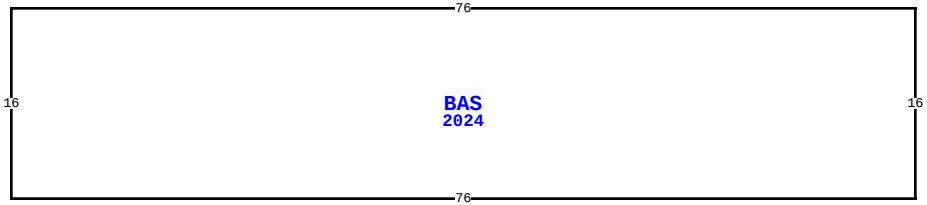
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2024	1,216	125,870
TOTALS	1,216			1,216	125,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,216	113.5000	108.96	132,495	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2025 Heated Area: 1216 HX Base Yr 2025



595 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,870
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		153,370
SOH/AGL Deduction		0
ASSESSED VALUE		153,370
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,959
TOTAL JUST VALUE		153,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,688

COA PER ANDREW SECHEN

XFOB:1:1: PLYW MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047309	Mobile Home		05/24/2023
8237	M H	125	04/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1853	6/24/2022	WD	Q	I	01	26,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: POLLARD PERRY						
1465/1492	4/25/2022	TD	U	I	18	10,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,16] E76 S16 W76 N16 $

.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	28,000.00	14,000.00	14,000							

REVIEW DATE 07/05/2023 BY JB Total Acres: 1.90 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS