

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

2026

34-4S-16-03274-000



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	50
Interior Floor	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
BAS	1,216	100	2024
TOTALS	1,216		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2025		Heated Area: 1216					HX Base Yr	2025	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS 2024</span> </div>												
TOTALS	1,216				1,216					132,432		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				132,432	
TOTAL MARKET OB/XF VALUE				13,500	
TOTAL LAND VALUE - MARKET				14,000	
TOTAL MARKET VALUE				159,932	
SOH/AGL Deduction				0	
ASSESSED VALUE				159,932	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				108,521	
TOTAL JUST VALUE				159,932	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				160,031	
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		
<b>SALES DATA</b>					
OFF RECORD Number	DATE	TYPE INST	Q / 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					
<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					
BAS=[YR=2024;ORIG=20,16] E76 S16 W76 N16 \$					

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	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	

TOTAL OB/XF													13,500				
595 SW MAULDIN AVE, LAKE CITY																	
04/08/2025 MLU																	

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	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 05/12/2026 BY SYS																							
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