COMM SW COR, RUN N 725.53 FT, E 30 FT TO E R/W MAULDIN RD & INTERS N R/W MERRILL LN, RUN N

RODGERS KIMBERLY C/COLEMAN CHARLES E
881 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

34-4S-16-03274-004

BUILDING CHARACTERISTICS

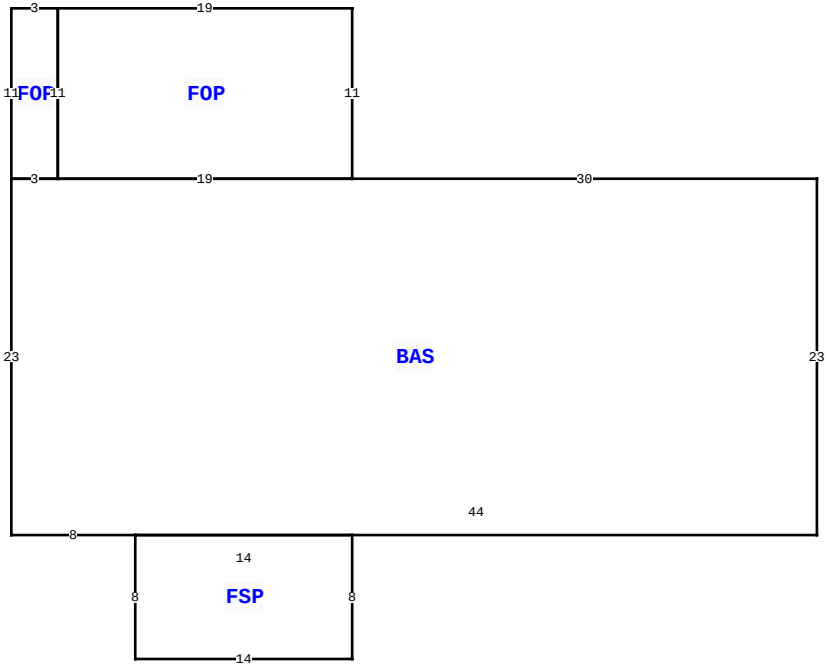
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	29,943
FOP	33	35		12	300
FOP	209	35		73	1,828
FSP	112	40		45	1,127
TOTALS	1,550			1,326	33,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,326	104.3100	62.59	82,994	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1196 HX Base Yr 2016



881 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0296	SHED METAL	0	100	20	30	600.00	UT	5.00	5.00	50	1993	1993	3	50	1,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,198
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	73,398
SOH/AGL Deduction	33,646
ASSESSED VALUE	39,752
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	14,752
TOTAL JUST VALUE	73,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,398

SALE:2:1: $.70 STAMPS

SALE:1:1: RETURNING TO PREVIOUS OWNER

XFOB:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13524	M H	125	01/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/1547	5/08/2015	WD	U	I	11	100
GRANTOR: KIMBERLY C RODGERS &						
GRANTEE: KIMBERLY C RODGERS						
1294/1555	5/05/2015	WD	U	I	18	26,300
GRANTOR: SECRETARY OF THE DEPA						
GRANTEE: KIMBERLY C RODGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N11 W19 S11 E19$ W19 FOP= N11 W3 S11 E3$ W3 S23 E8 FSP= S8 E14 N8 W14$ E44 N23$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/23/2019 BY BC Total Acres: 0.80 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS