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

KEMPER JEANNE
919 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

34-4S-16-03274-025

BUILDING CHARACTERISTICS

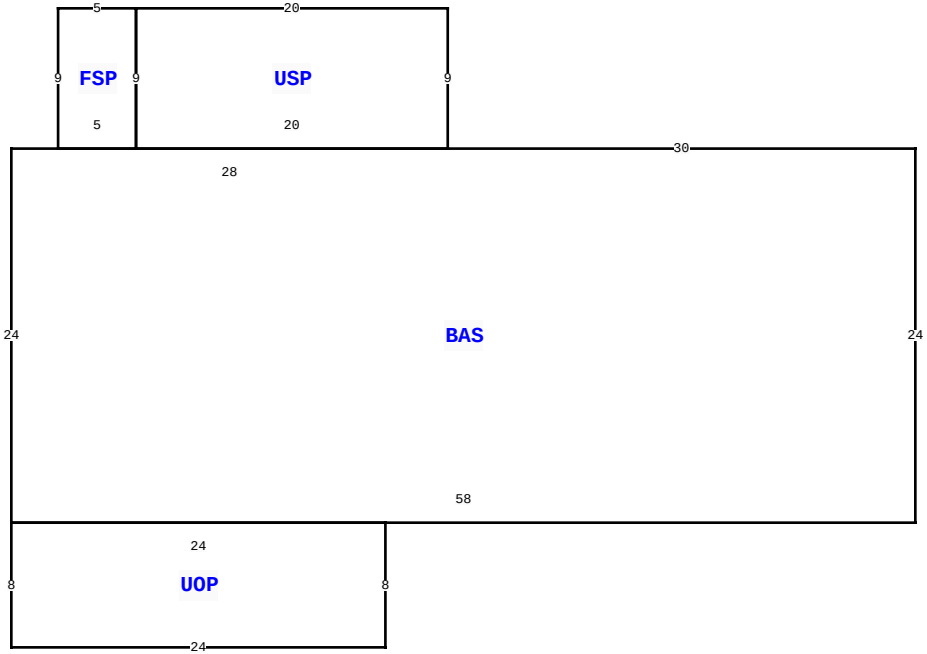
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,392	100		1,392	32,144
FSP	45	40		18	416
UOP	192	25		48	1,108
USP	180	35		63	1,455
TOTALS	1,809			1,521	35,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,521	96.2100	57.73	87,807	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1392 HX Base Yr 2020



919 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	30	1993	1993	3	30	1,296	
2	0070	CARPORT UF	0	100	24	24	576.00	UT	3.00	3.00	30	1993	1993	3	30	518	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,123
TOTAL MARKET OB/XF VALUE		9,214
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		65,337
SOH/AGL Deduction		47,566
ASSESSED VALUE		17,771
TOTAL EXEMPTION VALUE	HX HB	17,771
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		65,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,337

XFOB:6:1: SUNVIEW MH (PUT WITH 1972 NEWMAN AS DW)

XFOB:1:1: NEWMAN M H (PUT WITH 1987 SUNVIEW AS DW)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1343	8/27/2019	WD	U	I	11	0
GRANTOR: PAMELA DENNIS						
GRANTEE: JEANNE KEMPER						
1380/2361	2/19/2019	WD	U	I	11	0
GRANTOR: PAMELA DENNIS						
GRANTEE: JEANNE KEMPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N9 W20 FSP= W5 S9 E5 N9$ S9 E20$ W28 S24 UOP= S8 E24 N8 W24$ E58 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,214

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	0.75	28,000.00	21,000.00	21,000							

REVIEW DATE 07/23/2019 BY BC Total Acres: 0.72 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2026 BY SYS