BEG 1891.13 FT N OF SW COR OF SE
FT, E 440 FT, S 495 FT, W 440 FT

DAUZAT RANDY/DAUZAT KRISTEN
663 SW MAULDIN RD
LAKE CITY, FL 32024

2027

34-4S-16-03274-050

BUILDING CHARACTERISTICS

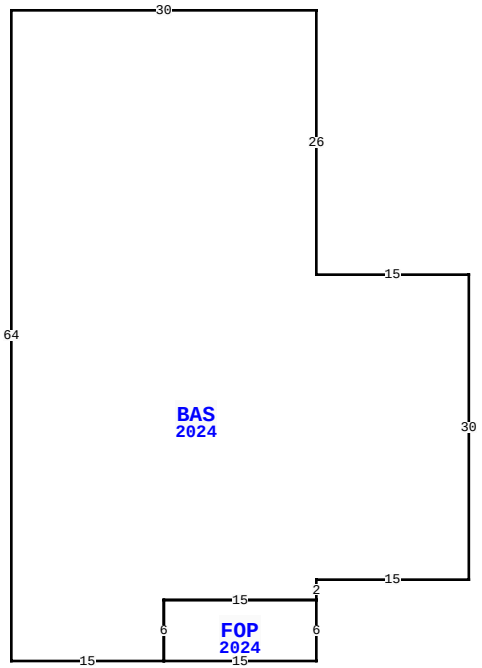
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	261,057
FOP	90	35	2024	32	3,664
TOTALS	2,370			2,312	264,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,312	113.5000	118.04	272,908	2023	2023	0	0	0	3.00	97.00

1 MANUF 4 100% - 2024 Heated Area: 2280 HX Base Yr 2024



663 SW MAULDIN RD, 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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,721
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		331,721
SOH/AGL Deduction		6,240
ASSESSED VALUE		325,481
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		269,070
TOTAL JUST VALUE		331,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048213	Mobile Home		09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1399	7/06/2023	WD	Q	V	03	65,000
GRANTOR: WEST BRADLEY M						
GRANTEE: DAUZAT RANDY						
1385/2408	5/28/2019	WD	Q	V	01	30,000
GRANTOR: JAMES R ALFORD JR						
GRANTEE: BRADLEY M & DAWN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W30 S64 E15 N6 E15 N2 E15 N30 W15 N26 $
FOP=[YR=2024;ORIG=45,68] E15 S6 W15 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 10/17/2023 BY JB Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS