

LOT 6 MAULDIN WOODLANDS S/D.
840-1921, DC 894-1509, 909-513,

HENCK WALTER
226 SW BURNETT LN
LAKE CITY, FL 32024

2026

33-4S-16-03265-106



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN 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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	33416.010		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	98,750
UEP	324	70		227	13,837
UOP	80	25		20	1,219
UOP	160	25		40	2,438
TOTALS	2,184			1,907	116,244

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,907	117.9000	110.83	211,353	1999	1999	0	0	0	45.00	55.00	
2 MANUF 1 0% - 2024													
Heated Area: 1620 HX Base Yr													

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2					3
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
																					VALUATION BY					STANDARD									
																					Tax Group: 3					Tax Dist:									
																					BUILDING MARKET VALUE					116,244									
																					TOTAL MARKET OB/XF VALUE					25,550									
																					TOTAL LAND VALUE - MARKET					60,000									
																					TOTAL MARKET VALUE					201,794									
																					SOH/AGL Deduction					0									
																					ASSESSED VALUE					201,794									
																					TOTAL EXEMPTION VALUE					0									
																					BASE TAXABLE VALUE					201,794									
																					TOTAL JUST VALUE					201,794									
																					NCON VALUE					14,744									
																					INCOME VALUE														
																					PREVIOUS YEAR MKT VALUE					182,050									
DOR CODE			0200 MOBILE HOME																																
MAP NUM							MKT AREA								01																				
NEIGHBORHOOD/LOC			33416.010				1.00/																												
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