

COMM 30.01 FT E OF SW COR OF
SW1/4 OF NW1/4, RUN N 213.40
FT FOR POB, RUN E 329.17 FT,

RAULERSON JOHN DAVID
1529 SW MAULDIN AVE
LAKE CITY, FL 32024

2025

03-5S-16-03455-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Architectual	05	CONV 100
Units	0 100	
Condition Adj	03	03 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100		968	84,162
FOP	320	30		96	8,346
FUS	812	100		812	70,599
UOP	168	20		34	2,956

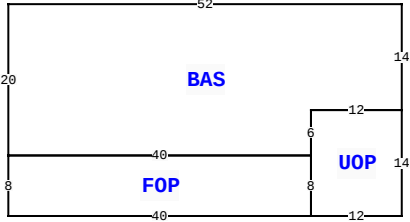
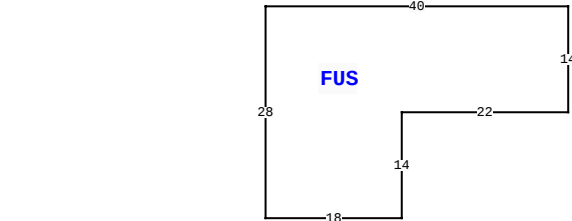
TOTALS	2,268			1,910	166,063
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	213.00	329.00	1.61

REVIEW DATE	10/03/2019	BY	KR
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,910	105.9240	114.40	218,504	2010	2010	0	0	10	14.00	76.00
1 SINGLE FAM - 100% - 2020												
Heated Area: 1780												
HX Base Yr 2020												



1529 SW MAULDIN AVE, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF										13,000							
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
1	0100	C	SFR	100		A-1	213.00	329.00	1.61	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,150

Total Acres: 1.61	Total Land Value: 24,150	Market: 0	Agricultural: 0	Common: 24,150
-------------------	--------------------------	-----------	-----------------	----------------

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													

VALUATION BY		STANDARD										
Tax Group: 3		Tax Dist:										
BUILDING MARKET VALUE		166,063										
TOTAL MARKET OB/XF VALUE		13,000										
TOTAL LAND VALUE - MARKET		24,150										
TOTAL MARKET VALUE		203,213										
SOH/AGL Deduction		67,212										
ASSESSED VALUE		136,001										
TOTAL EXEMPTION VALUE		55,722										
BASE TAXABLE VALUE		80,279										
TOTAL JUST VALUE		203,213										
NCON VALUE		0										
INCOME VALUE												
PREVIOUS YEAR MKT VALUE		192,671										

XFOB:1:1: PALM M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11388	SFR	325	07/09/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1399/2449	11/25/2019	PB U	I	18		0	

GRANTOR: CLERK OF COURT (ESTAT							
GRANTEE: JOHN RAULERSON (LE)D							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS= W52 S20 FOP= S8 E40 N8 W40\$ E40 UOP= S8 E12 N14 W12 S6\$ N6 E12 N14\$ PTR= N30 FUS= N14 E22 N14 W40 S28 E18\$ S30\$.							