COMM SW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT N 216.37 FT, E 132
LINE OF SW1/4 OF SW1/4, RUN S 21

HARGER ERNEST HART
2019 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

03-5S-16-03459-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

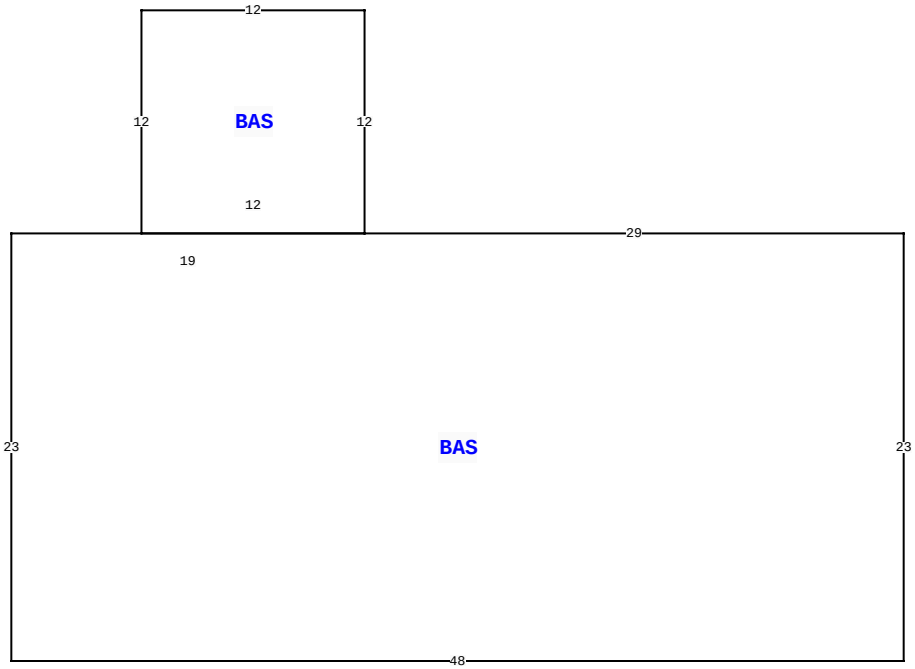
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	8,368
BAS	1,104	100		1,104	64,157
TOTALS	1,248			1,248	72,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	1,248	112.4000	105.66	131,864	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1248 HX Base Yr



2019 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,525
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	54,720
TOTAL MARKET VALUE	95,261
SOH/AGL Deduction	24,233
ASSESSED VALUE	71,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,028
TOTAL JUST VALUE	134,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35620	M H	483	07/28/2017
12474	M H	125	05/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1549/2680	9/23/2025	AG	U	I	11	60,000
GRANTOR: MCCREA MERCELYN						
GRANTEE: HARGER ERNEST HART						
1524/1509	9/16/2024	LE	U	I	14	0
GRANTOR: MCCREA MERCELYN AKA M						
GRANTEE: MCCREA MERCELYN (EN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 BAS= N12 W12 S12 E12$ W19 S23 E48 N23$.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0		A-1	0.00	0.00	1.68	AC		1.00	1.00	1.00	8,000.00	8,000.00	13,440							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.16	AC		1.00	1.00	1.00	445.00	445.00	2,296							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.16	AC		1.00	1.00	1.00	8,000.00	8,000.00	41,280							

REVIEW DATE 10/09/2019 BY KR Total Acres: 6.84 Total Land Value: 15,736 Market: 41,280 Agricultural: 2,296 Common: 13,440 PRINTED 11/18/2025 BY SYS