

COMM SW COR SW1/4 OF SW1/4, N 65
CONT N 689.91 FT, E 1325.57 FT
1326.46 FT TO POB. EX 2.33 AC DE

BORGHESE PETER/BORGHESE IRIS H
1869 SW MAULDIN AVE
LAKE CITY, FL 32024-0804

2026

03-5S-16-03459-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
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
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

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	1,764	100		1,764	222,292
FOP	16	30		5	630
FOP	56	30		17	2,142
FOP	136	30		41	5,166
FOP	176	30		53	6,679
FSP	154	40		62	7,813
FST	120	55		66	8,317

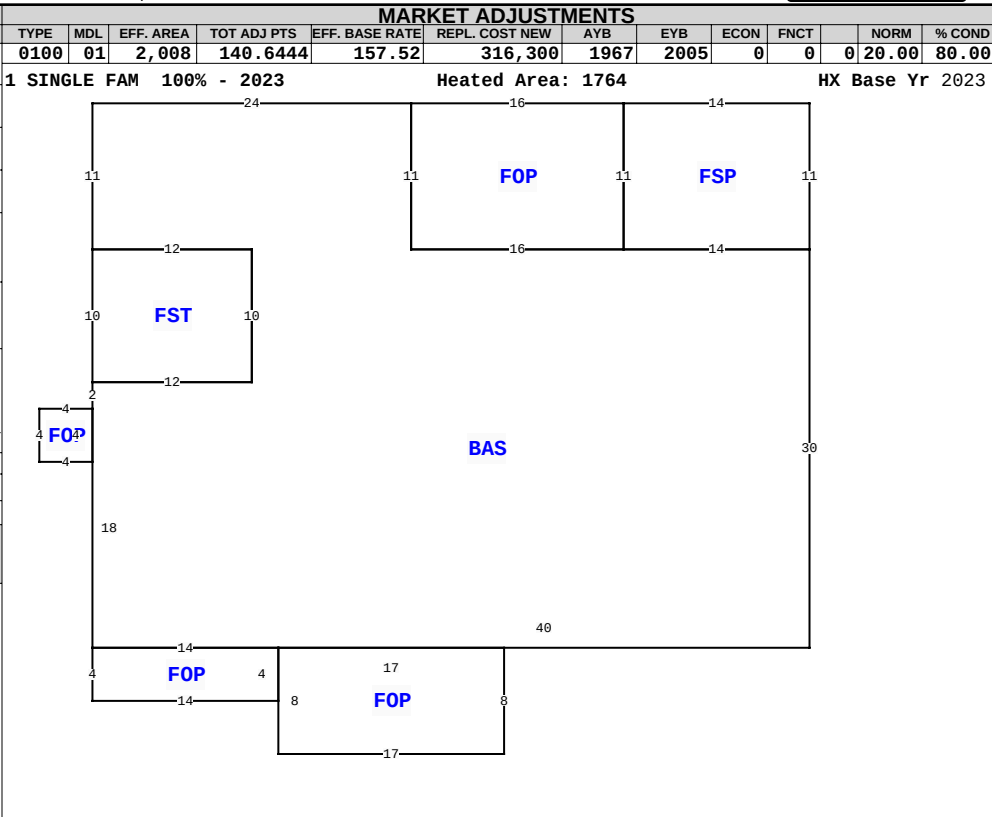
TOTALS 2,422 2,008 253,040

EXTRA FEATURES

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	0296	SHED METAL	0 100	20 10	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	0040	BARN, POLE	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0020	BARN, FR	0 100	0 0	1.00	UT	18,000.00	18,000.00	100	2023	2022		100	18,000	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	18.67	AC		1.00	1.00	0.90	7,000.00	6,300.00	117,621							



1869 SW MAULDIN AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				253,040			
TOTAL MARKET OB/XF VALUE				24,800			
TOTAL LAND VALUE - MARKET				117,621			
TOTAL MARKET VALUE				395,461			
SOH/AGL Deduction				201,046			
ASSESSED VALUE				194,415			
TOTAL EXEMPTION VALUE				HX HB VX		55,722	
BASE TAXABLE VALUE				138,693			
TOTAL JUST VALUE				395,461			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				398,624			