COMM SE COR OF NE1/4, RUN N 278.
TO W R/W MAULDIN RD FOR POB, CON
N 466.70 FT, E 466.70 FT, S 466.

MAULDIN CARY MICHAEL
1490 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

04-5S-16-03468-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

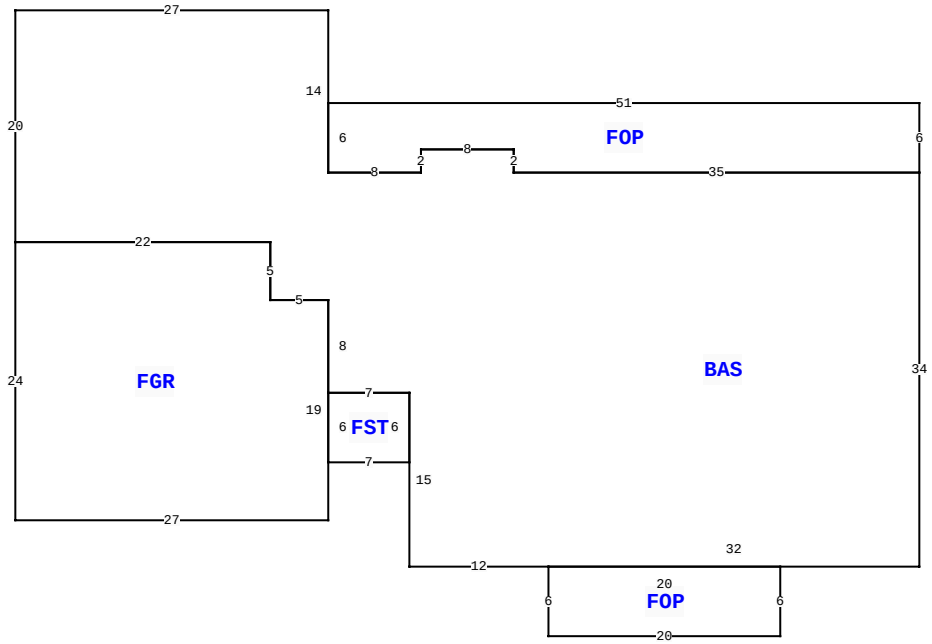
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100		2,210	180,964
FGR	623	55		343	28,086
FOP	120	30		36	2,948
FOP	290	30		87	7,124
FST	42	55		23	1,883
TOTALS	3,285			2,699	221,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	109.6620	122.82	331,491	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 100% - 1995 Heated Area: 2210 HX Base Yr 1995



1490 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		221,005
TOTAL MARKET OB/XF VALUE		1,334
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		277,339
SOH/AGL Deduction		104,933
ASSESSED VALUE		172,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,684
TOTAL JUST VALUE		277,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7715	SFR	64,000	10/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0777/0442	7/13/1993	WD	Q	V	03	0

GRANTOR: CLARA MAULDIN
GRANTEE: CARY M MAULDIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S20 FGR= S24 E27 N19 W5 N5 W22$ E22 S5 E5 S8 FST= S6 E7 N6 W7$ E7 S15 E12 FOP= S6 E20 N6 W20$ E32 N34 FOP= N6 W51 S6 E8 N2 E8 S2 E35$ W35 N2 W8 S2 W8 N14$.

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	0120	CLFENCE 4	0	100	0	0	360.00	UT	4.50	4.50	70	1994	1994	3	70	1,134	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,334

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	0100	C	SFR	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 10/10/2019 BY KR Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS