LOT 3 MAULDIN FARMS S/D.
769-1948, 938-103,

KAZMIERSKI MARC WILLIAM
2484 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

09-5S-16-03497-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

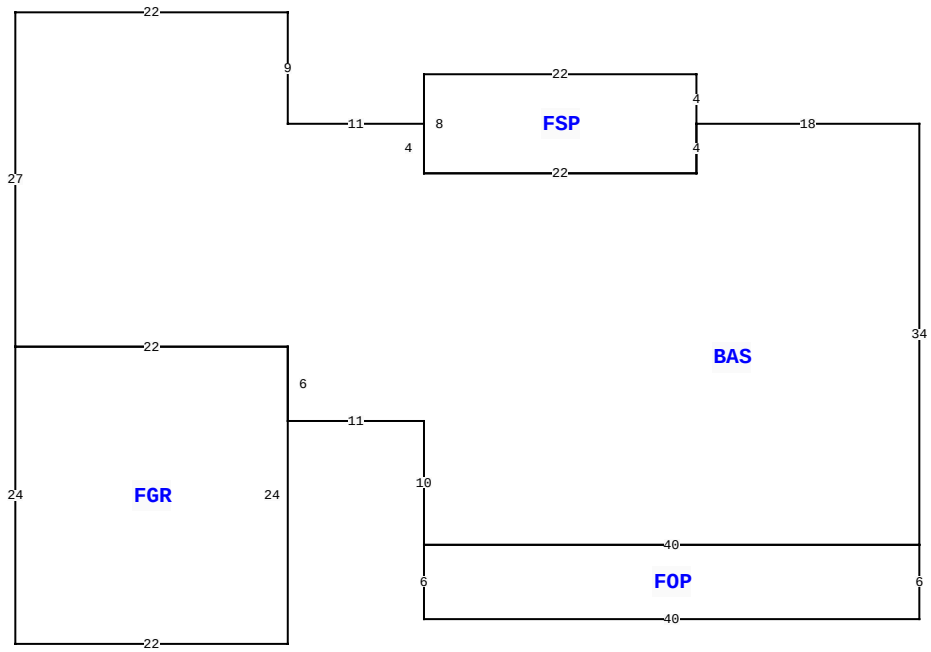
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100		2,130	230,598
FGR	528	55		290	31,396
FOP	240	30		72	7,795
FSP	176	40		70	7,578
TOTALS	3,074			2,562	277,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,562	125.5380	140.60	360,217	2002	2002	0	0	0	23.00	77.00

2 SINGLE FAM 100% - 0 Heated Area: 2130 HX Base Yr



2484 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		277,367
TOTAL MARKET OB/XF VALUE		4,628
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		331,995
SOH/AGL Deduction		119,286
ASSESSED VALUE		212,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,987
TOTAL JUST VALUE		331,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,597

XFOB:1:1: MERI MH
SALE:1:1: LOT 3 MAULDIN FARMS
PRMT:1:1: 14X70 1993
BLDG:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002	SFR	375	12/03/2001
7193	M H	60	05/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/0103	10/12/2001	WD	Q	I	04	16,500

GRANTOR: NORTH FLORIDA TIMBERL
GRANTEE: MARC WILLIAM KAZMIE

0769/1948	1/06/1993	AG	U	V	13	16,500

GRANTOR: NORTH FL TIMBERLANDS
GRANTEE: KAZMIERSKI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N4 W22 S8 E22 N4$ S4 W22 N4 W11 N9 W22 S27 FGR= S24 E22 N24 W22$ E22 S6 E11 S10 FOP= S6 E40 N6 W40$ E40 N34$.

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	0166	CONC,PAVMT	0	100	0	0	1,714.00	UT	2.00	2.00	100	2002	2002	3	100	3,428	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,628

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/07/2025 BY SYS