COMM SW COR OF NW1/4, N 6.07 FT
CR-240, E ALONG R/W 44 FT FOR PO
E ALONG R/W 224.07 FT, N 209.24

SLATER MARK
2587 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

10-5S-16-03522-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
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

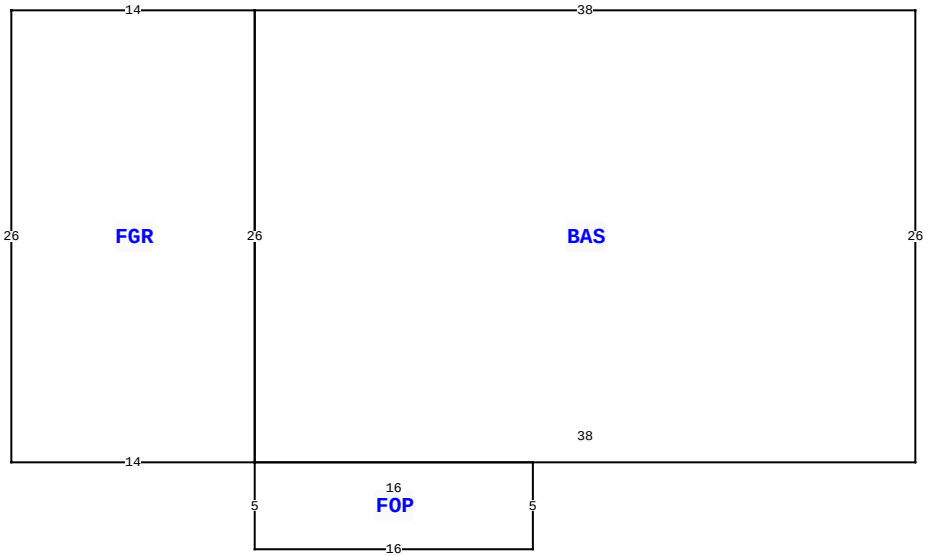
NEIGHBORHOOD/LOC 10516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100		988	119,548
FGR	364	55		200	24,200
FOP	80	30		24	2,904
TOTALS	1,432			1,212	146,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	135.0480	151.25	183,315	1989	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 988 HX Base Yr 2024



2587 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		146,652
TOTAL MARKET OB/XF VALUE		8,120
TOTAL LAND VALUE - MARKET		16,050
TOTAL MARKET VALUE		170,822
SOH/AGL Deduction		18,353
ASSESSED VALUE		152,469
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,747
TOTAL JUST VALUE		170,822
NCON VALUE		7,770
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,885

LAND:1:1: ACRE FRONTS HWY 240 NEAR COLUMBIA CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053715	Storage Building	6,635	07/30/2025
000053565	Right-of-Way Acce		07/11/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1940	3/18/2024	QC	U	I	11	0
GRANTOR: SLATER MONJA						
GRANTEE: SLATER MARK						
1510/1898	3/18/2024	QC	U	I	12	0
GRANTOR: SLATER MARK						
GRANTEE: SLATER MONJA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FGR= W14 S26 E14 N26$ S26 FOP= S5 E16 N5 W16$ E38 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	2007	2007	3	50	150	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0060	CARPORT F	0	100	25	30	1.00	UT	5,250.00	5,250.00	100	2026	2025		100	5,250	
5	0060	CARPORT F	0	100	0	0	1.00	UT	2,520.00	2,520.00	100	2026	2025		100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 8,120

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	222.00	209.00	1.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,050							

REVIEW DATE 10/14/2025 BY randall Total Acres: 1.07 Total Land Value: 16,050 Market: 0 Agricultural: 0 Common: 16,050 PRINTED 11/20/2025 BY SYS