

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3												
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		16		WD FR STUC 100		0100		01		1,608		111.0000		124.32		199,907		1950		1965		0		0		0		35.00		65.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 0		Heated Area: 1512										HX Base Yr										Tax Group: 3					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					129,940						
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					200						
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET					13,363						
Interior Floo		06		VINYL ASB 20																												TOTAL MARKET VALUE					143,503						
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					10,612						
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					132,891						
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																												BASE TAXABLE VALUE					132,891						
Frame		01		NONE 100																												TOTAL JUST VALUE					143,503						
Stories		1.		1. 100																												NCON VALUE					0						
Architectual		05		CONV 100																												INCOME VALUE											
Units				0 100																												PREVIOUS YEAR MKT VALUE					133,472						
Condition Adj		03		03 100																																							
Kitchen Adjus		01		01 100																																							
Quality		05		05																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																																							
NEIGHBORHOOD/LOC		15516.040		1.00/																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,512		100				1,512		122,182																																	
FOP		64		30				19		1,535																																	
UOP		384		20				77		6,222																																	
TOTALS		1,960						1,608		129,940																																	
EXTRA FEATURES										4023 SW MAULDIN AVE, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU															
																				XF DATE				LAND DATE																			
																				INC DATE				AG DATE																			
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		0294		SHED WOOD/		0 0		0 0		1.00		UT 0.00				0.00		100		0		0		3		100		200															