COMM SW COR OF NW1/4, RUN E
30.29 FT TO E R/W MAULDIN RD,
N ALONG R/W1185.66 FT FOR POB,

ALBRIGHT DAVID E/ALBRIGHT PAULINE
353 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

34-4S-16-03272-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

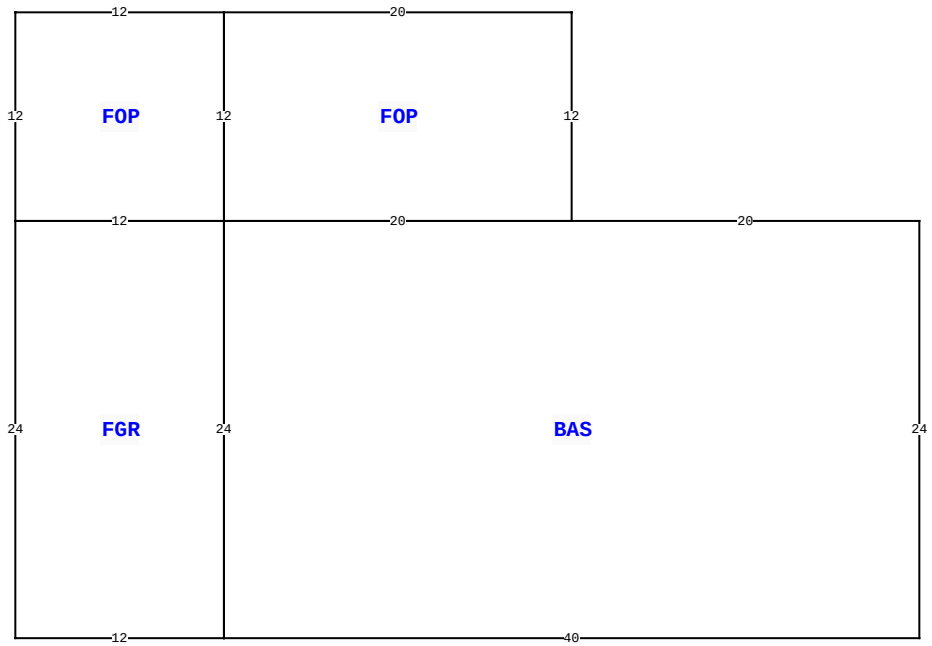
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	76,702
FGR	288	55		158	12,624
FOP	144	30		43	3,436
FOP	240	30		72	5,753
TOTALS	1,632			1,233	98,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,233	109.7520	122.92	151,560	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 960 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

353 SW MAULDIN AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,514
TOTAL MARKET OB/XF VALUE		12,353
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		129,047
SOH/AGL Deduction		49,676
ASSESSED VALUE		79,371
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,649
TOTAL JUST VALUE		129,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32333	M H	406	09/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0707/0311	1/08/1990	WD	Q	V		5,300

GRANTOR: CAMPBELL-BLACKWELL

GRANTEE: DAVID ALBRIGHT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N12 W20 S12 E20$ W20 FOP= N12 W12 S12 E12$ FGR= W12 S24 E12 N24$ S24 E40 N24$.

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	9	54	486.00	UT	1.40	1.40	100	0	0	3	100	680	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	11	23	253.00	UT	2.50	2.50	100	2007	2007	3	100	633	
5	0294	SHED WOOD/	0	100	20	23	460.00	UT	14.00	14.00	100	2007	2007	3	100	6,440	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,353

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	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 07/25/2019 BY BC Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 10/13/2025 BY SYS