BEG 347.62 FT N OF SW COR OF SEC
317.32 FT, E 209.33 FT, S 317.32
FT TO POB, EX 30 FT OFF THE W SI

DONOVAN DAVID STEPHEN
1009 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

34-4S-16-03274-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

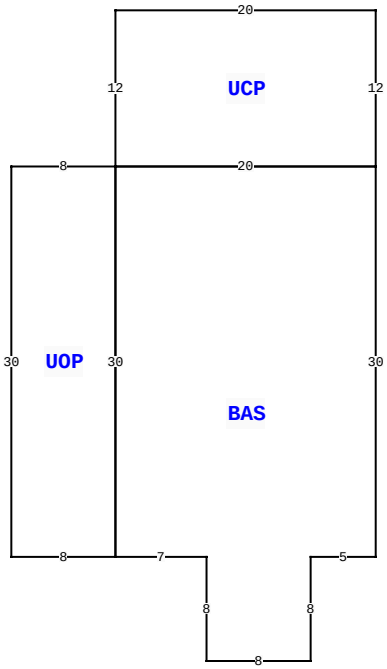
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	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	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100		664	47,036
UCP	240	20		48	3,400
UOP	240	20		48	3,400
TOTALS	1,144			760	53,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	760	97.3080	108.98	82,825	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 664 HX Base Yr 2021



1009 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,836
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		84,296
SOH/AGL Deduction		18,201
ASSESSED VALUE		66,095
TOTAL EXEMPTION VALUE	HX HB	41,095
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		84,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0355	4/09/2020	QC	U	I	11	0
GRANTOR: DORIS S DONOVAN						
GRANTEE: DAVID STEPHEN DONOV						
0584/0692	2/01/1986	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N12 W20 S12 E20$ BAS= W20 UOP= W8 S30 E8 N30$ S30 E7 S8 E8 N8 E5 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	70	1993	1993	3	70	1,260	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/23/2019 BY BC Total Acres: 1.30 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/10/2025 BY SYS