COMM SW COR, N 30.30 FT TO N R/W
POB, CONT N 317.32 FT, E 509.39
W 509.29 FT TO POB, EX 30 FT OFF

GRADDY CURTIS A
1039 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

34-4S-16-03274-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

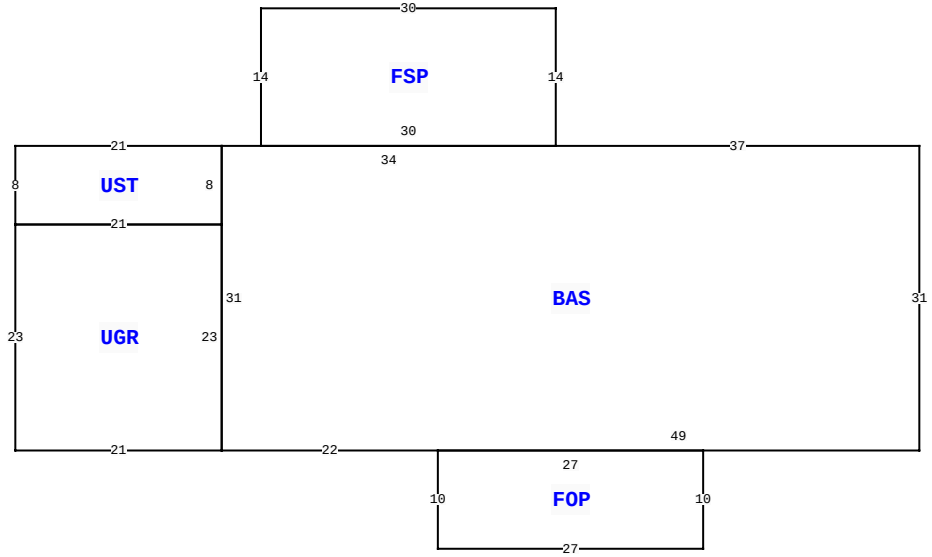
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100		2,201	126,797
FOP	270	30		81	4,667
FSP	420	40		168	9,678
UGR	483	45		217	12,501
UST	168	45		76	4,379
TOTALS	3,542			2,743	158,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,743	114.3000	128.02	351,159	1984	1984	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 0 Heated Area: 2201 HX Base Yr



1039 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		158,022
TOTAL MARKET OB/XF VALUE		11,095
TOTAL LAND VALUE - MARKET		36,400
TOTAL MARKET VALUE		205,517
SOH/AGL Deduction		76,905
ASSESSED VALUE		128,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,890
TOTAL JUST VALUE		205,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= N14 W30 S14 E30$ W34 UST= S8 W21 N8 E21$S31
UGR= N23 W21 S23 E21$E22 FOP= S10 E27 N10 W27$E49 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	18	35	630.00	UT	0.98	0.98	100	0	0	3	100	617	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	30	1993	1993	3	30	378	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 11,095

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	2.00	LT		1.00	1.00	0.65	28,000.00	18,200.00	36,400							

REVIEW DATE 07/22/2019 BY BC Total Acres: 2.40 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 10/10/2025 BY SYS