COMM AT SW COR OF SE1/4 OF NW 1/4, RUN N 90.96 FT, E 274.35 FT, S 90.73 FT TO POB, RUN E

POWELL MELISSA P
348 SE MAYHALL TER
LAKE CITY, FL 32025

2026

35-4S-17-09030-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

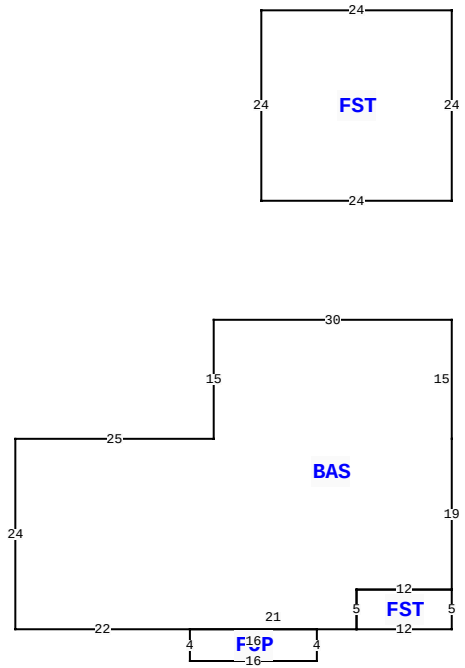
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	138,648
FOP	64	30		19	1,541
FST	60	55		33	2,675
FST	576	55		317	25,703
TOTALS	2,410			2,079	168,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,079	111.3750	124.74	259,334	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1710 HX Base Yr



348 SE MAYHALL TER, 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		168,567
TOTAL MARKET OB/XF VALUE		7,530
TOTAL LAND VALUE - MARKET		14,840
TOTAL MARKET VALUE		190,937
SOH/AGL Deduction		79,942
ASSESSED VALUE		110,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,273
TOTAL JUST VALUE		190,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25658	M H	431	03/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0733/0385	10/15/1990	WD	Q	I		55,000

GRANTOR: EARL PAFFORD

GRANTEE: MELISSA POWELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N15 W30 S15 W25 S24 E22 FOP= S4 E16 N4 W16$ E21 FST= E12 N5 W12 S5$ N5 E12 N19$ PTR= N30 FST= N24 W24 S24 E24$ S30$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0040	BARN,POLE	0	100	26	32	832.00	UT	2.50	2.50	100	2005	2005	3	100	2,080	
6	0297	SHED CONCR	0	100	10	14	140.00	UT	10.00	10.00	50	2005	2005	3	50	700	

LAND DESCRIPTION

TOTAL OB/XF 7,530

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	0.00	0.00	1.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,840							

REVIEW DATE 07/17/2017 BY DF Total Acres: 1.06 Total Land Value: 14,840 Market: 0 Agricultural: 0 Common: 14,840 PRINTED 11/18/2025 BY SYS