COMM 30.1 FT E OF SW COR OF
SW1/4 OF NW1/4, RUN N 426.81
FT FOR POB, RUN E 329.17 FT, N

RAULERSON JOHN DAVID
1529 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

03-5S-16-03455-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1491 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	21,720
TOTAL MARKET VALUE	29,020
SOH/AGL Deduction	1,594
ASSESSED VALUE	27,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,426
TOTAL JUST VALUE	29,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,020

BLDG:1:1: HOMES OF MERIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0234	11/04/2016	QC	U	V	11	100

GRANTOR: ALMA R WILLIAMSON

GRANTEE: JOHN DAVID RAULERSO

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0000	C	VAC RES	0		A-1	243.00	329.00	1.81	AC		1.00	1.00	0.75	16,000.00	12,000.00	21,720							

REVIEW DATE 02/05/2026 BY KS Total Acres: 1.81 Total Land Value: 21,720 Market: 0 Agricultural: 0 Common: 21,720 PRINTED 11/17/2026 BY SYS