COMM 30.01 FT E OF SW COR OF SW1/4 OF NW1/4, RUN N 213.40 FT FOR POB, RUN E 329.17 FT,

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

2027

03-5S-16-03455-014

BUILDING CHARACTERISTICS

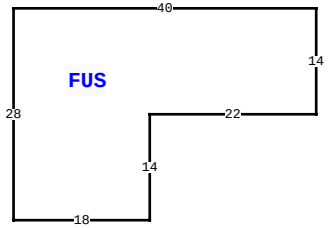
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

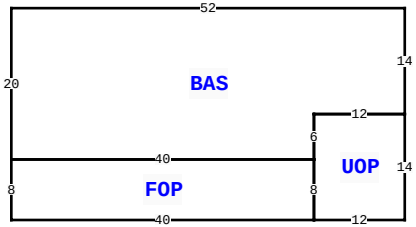
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100		968	84,593
FOP	320	30		96	8,390
FUS	812	100		812	70,961
UOP	168	20		34	2,972
TOTALS	2,268			1,910	166,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,910	105.9240	116.52	222,553	2010	2010	0	0	10	15.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 1780 HX Base Yr 2020





1529 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		166,915
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		25,760
TOTAL MARKET VALUE		205,675
SOH/AGL Deduction		61,020
ASSESSED VALUE		144,655
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		88,244
TOTAL JUST VALUE		205,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,697

XFOB:1:1: PALM M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11388	SFR	325	07/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/2449	11/25/2019	PB	U	I	18	0

GRANTOR: CLERK OF COURT (ESTAT

GRANTEE: JOHN RAULERSON(LE)D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S20 FOP= S8 E40 N8 W40$ E40 UOP= S8 E12 N14 W12 S6$ N6 E12 N14$ PTR= N30 FUS= N14 E22 N14 W40 S28 E18$ 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0041	BARN,MACH	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	213.00	329.00	1.61	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,760							

REVIEW DATE 01/30/2026 BY JB Total Acres: 1.61 Total Land Value: 25,760 Market: 0 Agricultural: 0 Common: 25,760 PRINTED 11/17/2026 BY SYS