BEG 30.01 FT E OF SW COR OF SW1/
E 329.17 FT, N 213.443 FT, W 329
213.403 FT TO POB.

RAULERSON DAVID KEITH
1583 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

03-5S-16-03455-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

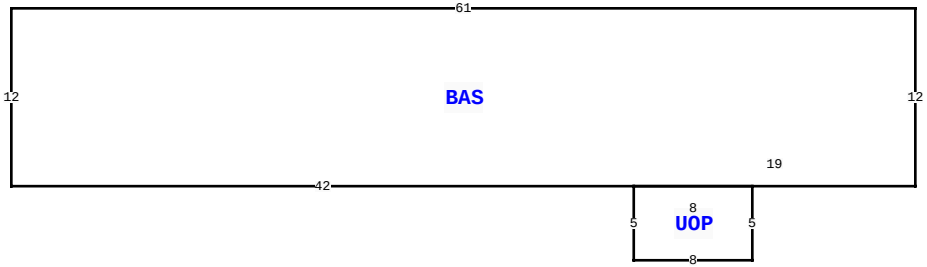
NEIGHBORHOOD/LOC 3516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	12,508
UOP	40	25		10	171
TOTALS	772			742	12,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	742	71.1990	42.72	31,698	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 732 HX Base Yr



1583 SW MAULDIN AVE, LAKE CITY

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

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,679
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	19,320
TOTAL MARKET VALUE	38,999
SOH/AGL Deduction	74
ASSESSED VALUE	38,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,925
TOTAL JUST VALUE	38,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,999

SALE:1:1: WELL & SEPTIC TANK

BLDG:1:1: TALL OAKS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/978	8/02/2022	QC	U	I	11	100
GRANTOR: RAULERSON JOHN DAVID						
GRANTEE: RAULERSON DAVID KEI						
1399/2450	11/25/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: JOHN RAULERSON(LE)D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E42 UOP= S5 E8 N5 W8$ E19 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		A-1	213.00	329.00	1.61	AC		1.00	1.00	0.75	16,000.00	12,000.00	19,320							

REVIEW DATE 01/30/2026 BY JB Total Acres: 1.61 Total Land Value: 19,320 Market: 0 Agricultural: 0 Common: 19,320 PRINTED 11/17/2026 BY SYS