LOT 8 PLANTATION PARK S/D.

851-1975, QC 1366-1773,

SULLIVAN DENNIS C/SULLIVAN CASEY J
1305 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

03-5S-16-03457-008

BUILDING CHARACTERISTICS

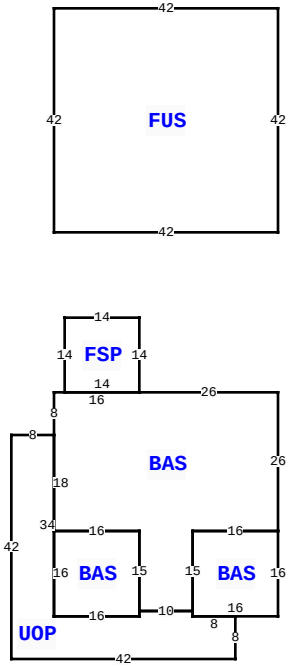
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	3516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	17,126
BAS	256	100		256	17,126
BAS	1,242	100		1,242	83,088
FSP	196	40		78	5,218
FUS	1,764	100		1,764	118,008
UOP	618	20		124	8,295
TOTALS	4,332			3,720	248,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,720	93.5655	102.92	382,862	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3518 HX Base Yr



1305 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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		248,860
TOTAL MARKET OB/XF VALUE		4,308
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		276,168
SOH/AGL Deduction		179,484
ASSESSED VALUE		96,684
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,273
TOTAL JUST VALUE		276,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1773	8/15/2018	QC	U	I	11	0
GRANTOR: DENNIS C SULLIVAN						
GRANTEE: DENNIS C & CASEY J						
0851/1975	11/17/1997	QC	Q	I	01	0
GRANTOR: CHERYL SULLIVAN LEE						
GRANTEE: DENNIS SULLIVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N14 W14 S14 E14$ W16 S8 UOP= W8 S42 E42 N8 W8 N1 W10 BAS= N15 W16 S16E16 N1$ S1 W16 N34$ S18 E16 S15 E10 BAS= S1 E16 N16 W16 S15$ N15 E16 N26$ PTR= N30 FUS= N42 W42 S42 E42$ 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	0020	BARN,FR	0	100	16	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0252	LEAN-TO W/	0	100	11	20	220.00	UT	2.00	2.00	70	1993	1993	3	70	308	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,308

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	190.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/03/2026 BY KS Total Acres: 1.33 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS