

COMM SW COR SW1/4 OF SW1/4, N 65  
 CONT N 689.91 FT, E 1325.57 FT,  
 1326.46 FT TO POB. EX 2.33 AC DE

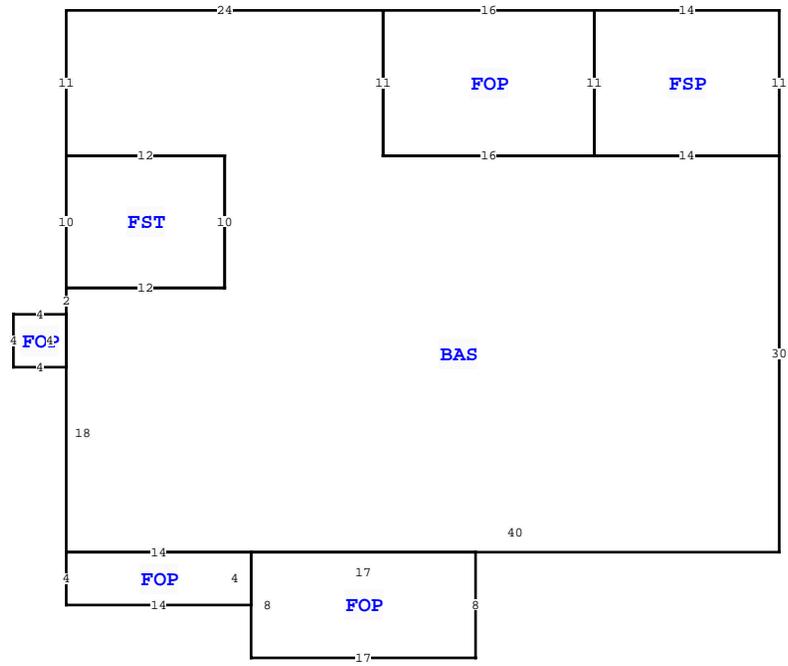
BORGHESE PETER/BORGHESE IRIS H  
 1869 SW MAULDIN AVE  
 LAKE CITY, FL 32024-0804

**2026**

03-5S-16-03459-001

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,008	140.6444	160.33	321,943	1967	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1764 HX Base Yr 2023													



Quality	06 06				
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	1,764	100		1,764	226,258
FOP	16	30		5	642
FOP	56	30		17	2,181
FOP	136	30		41	5,259
FOP	176	30		53	6,798
FSP	154	40		62	7,952
FST	120	55		66	8,466
TOTALS	2,422			2,008	257,554

1869 SW MAULDIN AVE, LAKE CITY

BLD DATE	LGL DATE	05/04/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																
L N	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	0296	SHED METAL	0	100	20	10	1.00	UT	0.00	100	1993	1993	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	1,500	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	100	2,000	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
6	0020	BARN, FR	0	100	0	0	1.00	UT	18,000.00	100	2023	2022	100	100	18,000	

TOTAL OB/XF 24,800

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	18.67	AC		1.00	1.00	0.90	7,500.00	6,750.00	126,022							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			257,554
TOTAL MARKET OB/XF VALUE			24,800
TOTAL LAND VALUE - MARKET			126,022
TOTAL MARKET VALUE			408,376
SOH/AGL Deduction			214,528
ASSESSED VALUE			193,848
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			137,437
TOTAL JUST VALUE			408,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31866	MAINT/ALTR	65	04/07/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2003	12/07/2022	WD	Q	I	01	450,000
GRANTOR: ANDERSON MARK						
GRANTEE: BORGHESE PETER						
1189/2315	2/26/2010	WD	U	I	40	219,900
GRANTOR: DAVID L & PATRICIA M						
GRANTEE: ANDERSON MARK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 S11 FST= S10 E12 N10 W12\$ E12 S10 W12 S2 FOP= W4 S4 E4 N4\$ S18 FOP= S4 E14 N4 W14\$ E14 FOP= S8 E17 N8 W17\$ E40 N30 FSP= N11 W14 S11 E14\$ W14 FOP= N11 W16 S11 E16\$ W16 N11\$.