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

2027

03-5S-16-03459-001

BUILDING CHARACTERISTICS

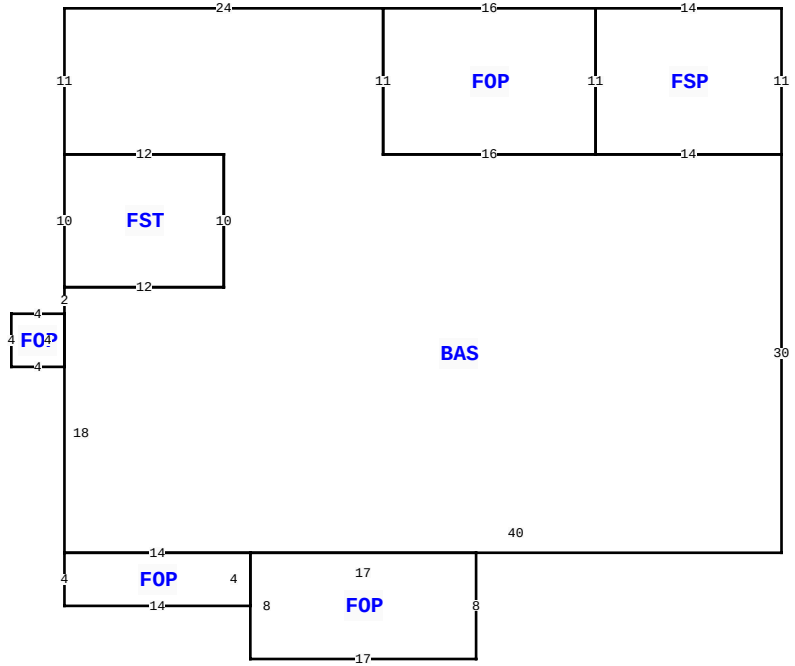
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
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	218,326
FOP	16	30		5	619
FOP	56	30		17	2,104
FOP	136	30		41	5,074
FOP	176	30		53	6,560
FSP	154	40		62	7,674
FST	120	55		66	8,169
TOTALS	2,422			2,008	248,526

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	154.71	310,658	1967	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1764 HX Base Yr 2023



1869 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0296	SHED METAL	0	100	20	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0020	BARN,FR	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	2023	2022		100	18,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		248,526
TOTAL MARKET OB/XF VALUE		24,800
TOTAL LAND VALUE - MARKET		126,022
TOTAL MARKET VALUE		399,348
SOH/AGL Deduction		199,685
ASSESSED VALUE		199,663
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		143,252
TOTAL JUST VALUE		399,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,862

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$.

LAND DESCRIPTION

TOTAL OB/XF 24,800

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	0.00	0.00	18.67	AC		1.00	1.00	0.90	7,500.00	6,750.00	126,022							

REVIEW DATE 01/30/2926 BY JB Total Acres: 18.67 Total Land Value: 126,022 Market: 0 Agricultural: 0 Common: 126,022 PRINTED 11/17/2026 BY SYS