COMM NE COR OF NW1/4, RUN S 512.
FT FOR POB CONT W 210 FT, S 210
210 FT TO POB.

MAULDIN JONATHAN
596 SW TUNDRA GLN
LAKE CITY, FL 32024

2027

04-5S-16-03468-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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

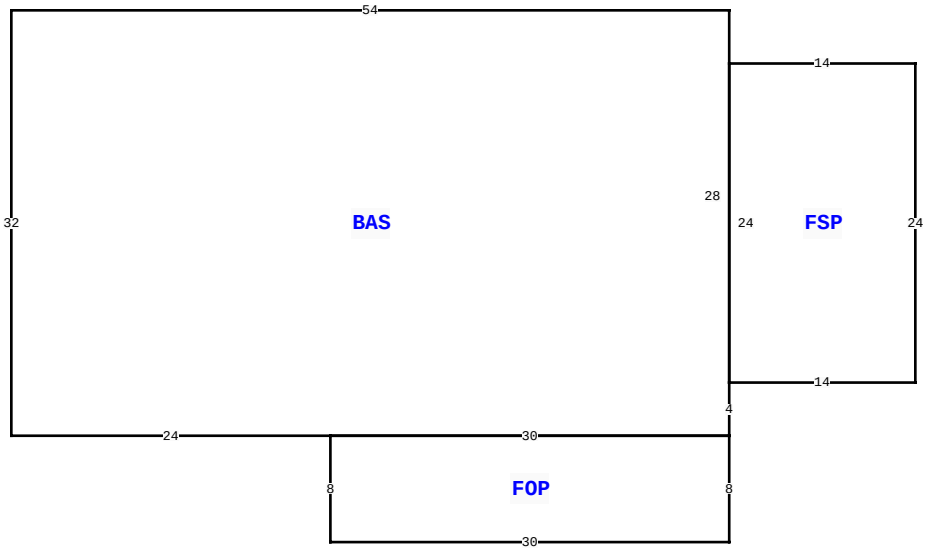
NEIGHBORHOOD/LOC 4516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	126,562
FOP	240	30		72	5,273
FSP	336	40		134	9,814
TOTALS	2,304			1,934	141,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	102.4320	112.68	217,923	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1728 HX Base Yr



596 SW TUNDRA GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/16/2026 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	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	70	1993	1993	3	70	840	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,650
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		160,490
SOH/AGL Deduction		64,624
ASSESSED VALUE		95,866
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,455
TOTAL JUST VALUE		160,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,054

SALE:1:1: 1 ACRE $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/0284	5/14/1991	WD	Q	V	02	0

GRANTOR: CLARA MAULDIN

GRANTEE: JONATHAN MAULDIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S32 E24 FOP= S8 E30 N8 W30$ E30 N4 FSP= E14 N24 W14 S24$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 840

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/11/2025 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS