

COMM SE COR OF NE1/4, RUN N 278.
TO W R/W MAULDIN RD FOR POB, CON
N 466.70 FT, E 466.70 FT, S 466.

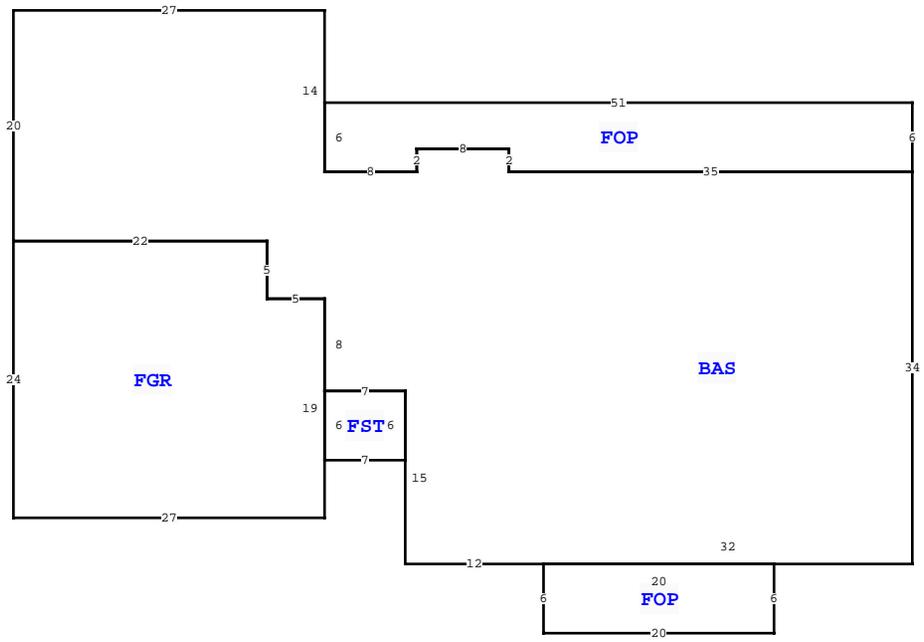
MAULDIN CARY MICHAEL
1490 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

04-5S-16-03468-003
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1995		Heated Area: 2210					HX Base Yr 1995	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100		2,210	180,964
FGR	623	55		343	28,086
FOP	120	30		36	2,948
FOP	290	30		87	7,124
FST	42	55		23	1,883

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	0120	CLFENCE 4	0	100	0	360.00	UT	4.50	4.50	70	1994	1994	3	70	1,134	
2	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	

EXTRA FEATURES									
1490 SW MAULDIN AVE, LAKE CITY									
BLD DATE		LGL DATE							
XF DATE		LAND DATE							
INC DATE		AG DATE							
		04/22/2026							
		MLU							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		221,005	
TOTAL MARKET OB/XF VALUE		1,334	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		282,339	
SOH/AGL Deduction		110,436	
ASSESSED VALUE		171,903	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		120,492	
TOTAL JUST VALUE		282,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7715	SFR	64,000	10/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0777/0442	7/13/1993	WD Q	V		03	0

BUILDING NOTES	
GRANTOR: CLARA MAULDIN	
GRANTEE: CARY M MAULDIN	

BUILDING DIMENSIONS	
BAS= W27 S20 FGR= S24 E27 N19 W5 N5 W22\$ E22 S5 E5 S8 FST= S6 E7 N6 W7\$ E7 S15 E12 FOP= S6 E20 N6 W20\$ E32 N34 FOP= N6 W51 S6 E8 N2 E8 S2 E35\$ W35 N2 W8 S2 W8 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							