N1/2 OF N 1/2, EX 1 AC DESC ORB
DC 744-1817, 801-892, LE 1205-82

MAULDIN JONATHAN ELLIS
596 SW TUNDRA GLN
LAKE CITY, FL 32024

2026

04-5S-16-03468-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	734,850
TOTAL MARKET VALUE	45,244
SOH/AGL Deduction	0
ASSESSED VALUE	45,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,244
TOTAL JUST VALUE	734,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	734,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1781	4/14/2011	LE	U	V	14	100

GRANTOR: MAULDIN JAMES E

GRANTEE: MAULDIN JONATHAN EL

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	161.30	AC		1.00	1.00	1.00	280.00	280.00	45,164							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	163.30	AC		1.00	1.00	1.00	4,500.00	4,500.00	734,850							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 163.30 Total Land Value: 45,244 Market: 734,850 Agricultural: 45,244 Common: 0 PRINTED 06/09/2026 BY SYS