

LOT 8 MAULDIN FARMS S/D.
782-1479, 835-1217, AG 847-824,

ROMAN CARLOS J
P O BOX 2453
LAKE CITY, FL 32056

2026

09-5S-16-03497-108


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 55,000 SOH/AGL Deduction 20,213 ASSESSED VALUE 34,787 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 34,787 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,000 SALE: 3:1: LOT 8 MAULDIN FARMS SALE: 2:1: TERM OF AGREEMENT / QUIT CLAIM PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN SALE PRICE 1347/2787 11/10/2017 WD U V 34 100 GRANTOR: NORTH FLORIDA TIMBERL GRANTEE: CARLOS J ROMAN 0847/0824 10/01/1997 AD Q V 18,500 GRANTOR: NORTH FLORIDA TIMBERL GRANTEE: ROMAN BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 9516.0200 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										BLD DATE										LGL DATE											
										XF DATE										LAND DATE 04/22/2026 MLU											
										INC DATE										AG DATE											
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																
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000														
REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/08/2026 BY SYS																															