

LOT 10 MAULDIN FARMS S/D.
779-54, 810-2358, 840-769, 868-1

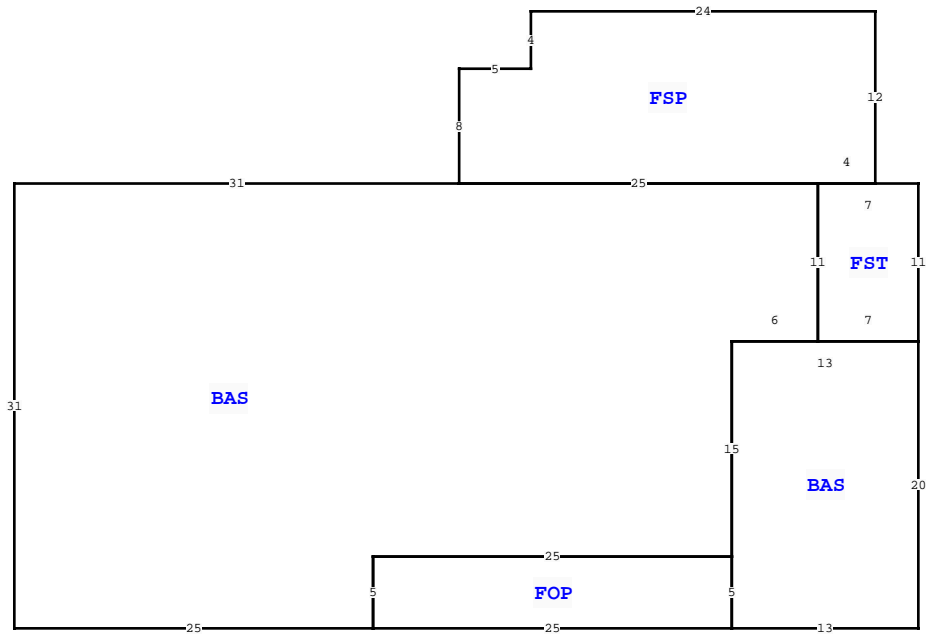
CANAVAN GERALD A/CANAVAN MICHELE K
7331 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03497-110
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	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	1.100	
Architectural Units	05	CONV	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	9516.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	260	100	
BAS	1,491	100	
FOP	125	30	
FSP	328	40	
FST	77	55	
TOTALS	2,281		
		1,962	179,250

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,962	113.2960	126.89	248,958	1997	1997	0	0	28.00	72.00
1 SINGLE FAM 100% - 2004 Heated Area: 1751 HX Base Yr 2004											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,250
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,650
SOH/AGL Deduction		106,789
ASSESSED VALUE		130,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,450
TOTAL JUST VALUE		237,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,139

SALE:3:1: LOT 10 MAULDIN FARMS
SALE:2:1: TERMINATION OF AGREEMENT
SALE:1:1: SEE PERMIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042505	Remodel	8,348	08/06/2021
11187	SFR	255	05/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1579	12/31/2020	QC	U	I	11	0

GRANTOR: CANAVAN GERALD A
GRANTEE: CANAVAN GERALD A
0996/2427 10/07/2003 WD Q I 94,900
GRANTOR: MARIE D CAMPBELL FKA
GRANTEE: GERALD A CANAVAN

EXTRA FEATURES																
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING DIMENSIONS
BAS= W31 S31 E25 FOP= E25 N5W25 S5\$ N5 E25 BAS= S5 E13 N20
W13 S15\$ N15 E6 FST= E7 N11 W7 S11\$ N11 FSP= E4 N12 W24 S4 W5
S8 E25\$ W25\$.

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							