COMM SW COR OF NW1/4 OF SW1/4, E
OF MAULDIN RD (CTY MAINT GRADED
574.90 FT, N 248.52 FT, S 86 DEG

STARK DANIEL E/STARK ANNE F
2823 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

10-5S-16-03525-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

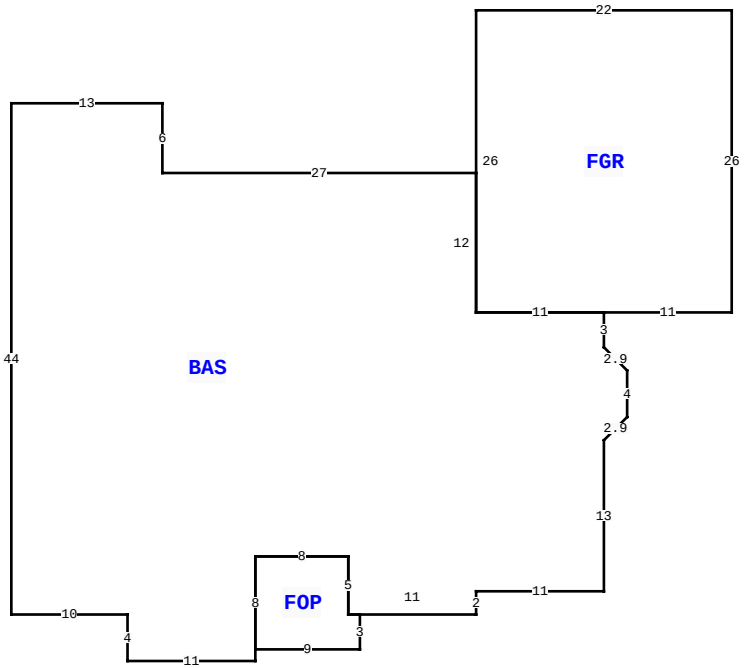
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100		1,878	198,087
FGR	572	55		315	33,225
FOP	67	30		20	2,109
TOTALS	2,517			2,213	233,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	132.6402	148.56	328,763	2005	2005	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2017 Heated Area: 1878 HX Base Yr 2017



2823 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,422
TOTAL MARKET OB/XF VALUE		15,240
TOTAL LAND VALUE - MARKET		46,560
TOTAL MARKET VALUE		295,222
SOH/AGL Deduction		77,554
ASSESSED VALUE		217,668
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,257
TOTAL JUST VALUE		295,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21611	SFR	565	03/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1341/0042	7/20/2017	WD	Q	I	03	9,800
GRANTOR: SAMUEL YATES & MARLO						
GRANTEE: DANIEL E & ANNE F S						
1325/1088	11/04/2016	WD	Q	I	01	225,000
GRANTOR: CODY & KIMBERLY BLANK						
GRANTEE: DANIEL E & ANNE F S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N6 W13 S44 E10 S4 E11 N1 FOP= E9 N3 W1 N5 W8 S8$ N8 E8 S5 E11 N2 E11 N13 U2 R2 N4 L2 U2 N3 FGR= E11 N26 W22 S26 E11$ W11 N12$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0060	CARPORT F	0	0	24	20	480.00	UT	3.50	3.50	100	2014	2014	3	100	1,680	
3	0031	BARN,MT AE	0	0	24	40	960.00	UT	11.00	11.00	100	2014	2014	3	100	10,560	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 15,240

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	1.84	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,440							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,120							

REVIEW DATE 09/09/2019 BY BC Total Acres: 2.91 Total Land Value: 46,560 Market: 0 Agricultural: 0 Common: 46,560 PRINTED 06/08/2026 BY SYS