S1/2 LOT 116 HI-DRI ACRES S/D UN
751-1254, 751-1254, 848-1027, 90

GILLYARD DONALD
914 E DUVAL ST
LAKE CITY, FL 32055

2027

15-5S-16-03626-116

BUILDING CHARACTERISTICS

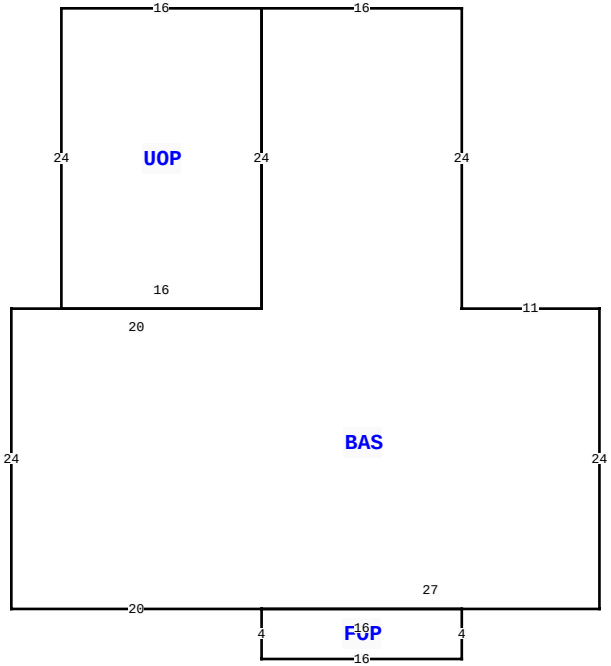
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	120,000
FOP	64	30		19	1,508
UOP	384	20		77	6,111
TOTALS	1,960			1,608	127,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,608	111.0000	122.10	196,337	1950	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1512 HX Base Yr



4023 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,619
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	17,181
TOTAL MARKET VALUE	145,000
SOH/AGL Deduction	0
ASSESSED VALUE	145,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,000
TOTAL JUST VALUE	145,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14242	RECONNECT	50	07/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2087	2/25/2026	QC	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: COLUMBIA FLORIDA HO						
1572/1221	7/14/2021	QC	U	I	11	100
GRANTOR: COLUMBIA FLORIDA HOLD						
GRANTEE: GILLYARD DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= W16 S24 E16 N24$ S24 W20 S24 E20 FOP= S4 E16 N4 W16$ E27 N24 W11 N24$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0			0.00	0.00	0.83	AC		1.00	1.00	1.15	18,000.00	20,700.00	17,181							

REVIEW DATE 02/10/2026 BY KS Total Acres: 0.83 Total Land Value: 17,181 Market: 0 Agricultural: 0 Common: 17,181 PRINTED 11/17/2026 BY SYS