COMM AT THE NE COR OF THE E1/2 O
RUN W ALONG THE N LINE 439.49 FT
W 439.49 FT, S 495.58 FT, EAST 4

MEDEIROS TRAVIS A/MEDEIROS ASHLEY M
3108 SW MAULDIN AVE
LAKE CITY, FL 32024-5115

2027

16-5S-16-03630-000

BUILDING CHARACTERISTICS

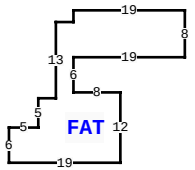
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16516.00	1.00/

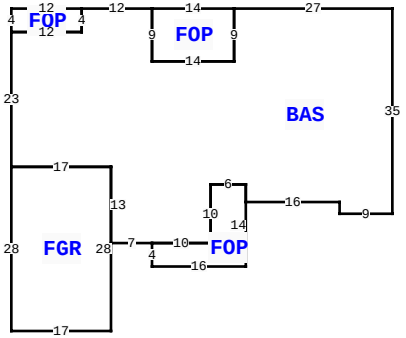
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	226,901
FAT	383	20		77	8,789
FGR	476	55		262	29,903
FOP	48	30		14	1,598
FOP	124	30		37	4,223
FOP	126	30		38	4,337
TOTALS	3,145			2,416	275,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,416	118.5800	130.44	315,143	2015	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2016 Heated Area: 1988 HX Base Yr 2016





3108 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,750
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	350,050
SOH/AGL Deduction	108,353
ASSESSED VALUE	241,697
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	190,286
TOTAL JUST VALUE	350,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32386	SFR	802	10/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1281/1405	9/16/2014	WD	U	V	11	100

GRANTOR: GARY L & PATRICIA D M

GRANTEE: TRAVIS A & ASHLEY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= W14 S9 E14 N9$ S9 W14 N9 W12 FOP= W12 S4 E12 N4$ S4 W12 S23 FGR= S28 E17 N28 W17$ E17 S13E7 FOP= S4 E16 N14 W6 S10 W10$ E10 N10 E6 S3 E16 S2 E9 N35$ PTR= N30 FAT= N12 W8 N6 E19 N8 W19 S2 W3 S13 W3 S5 W5 S6 E19$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,350.00	UT	2.00	2.00	100	2015	2015	3	100	2,700	
3	0031	BARN,MT AE	0	100	30	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 02/19/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS