LOT 6 BLOCK A COUNTRY LANE ESTAT
593-83, 628-128, 641-139, 653-05

SPAULDING PHILLIP E/SPAULDING STEPHANIE R
434 NW MULE WAY
LAKE CITY, FL 32055

2027

27-2S-16-01770-106

BUILDING CHARACTERISTICS

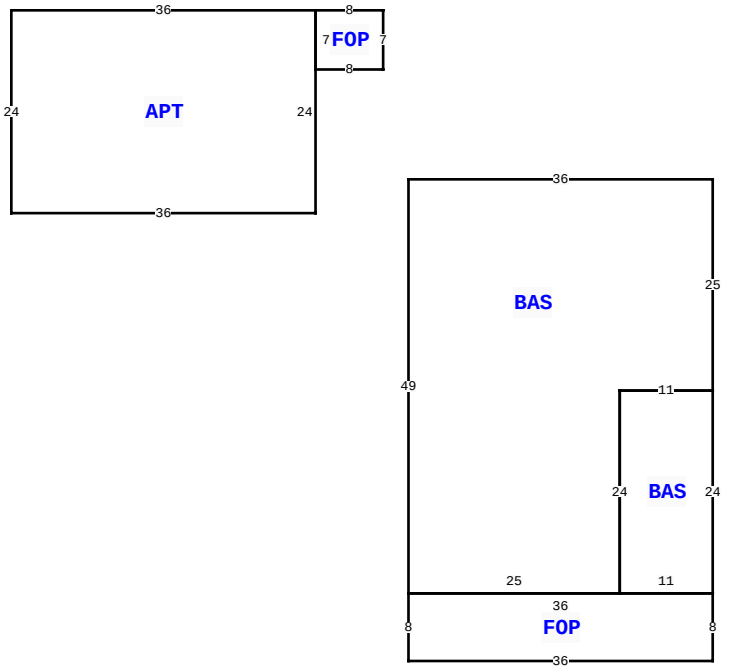
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	864	100		864	71,638
BAS	264	100		264	21,889
BAS	1,500	100		1,500	124,371
FOP	56	30		17	1,410
FOP	288	30		86	7,131
TOTALS	2,972			2,731	226,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	115.9680	127.56	348,366	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2628 HX Base Yr 2025



434 NW MULE WAY, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,438
TOTAL MARKET OB/XF VALUE		40,289
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		316,727
SOH/AGL Deduction		0
ASSESSED VALUE		316,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,316
TOTAL JUST VALUE		316,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053692	Electrical Servic		07/29/2025
16805	M H	125	03/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2460	11/25/2020	WD	Q	I	01	260,000
GRANTOR: JOHN M CARVER						
GRANTEE: PHILLIP E & STEPHAN						
1306/0608	12/16/2015	WD	U	I	37	87,700
GRANTOR: KATHY L LASTAS TRUSTE						
GRANTEE: JOHN M CARVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S49 E25 N24 E11 N25 $
APT=[ORIG=-47,4] N24 W36 S24 E36 $
FOP=[ORIG=-36,49] S8 E36 N8 W36 $
BAS=[ORIG=-11,49] E11 N24 W11 S24 $
FOP=[ORIG=-47,-20] E8 S7 W8 N7 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	100	16	13	208.00	UT	2.50	2.50	100	0	0	3	100	520	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0200	GARAGE F	0	100	30	30	900.00	UT	18.00	18.00	100	2000	2000	3	100	16,200	
5	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2008	2008	3	100	1,440	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
7	0070	CARPORT UF	0	100	26	20	520.00	UT	3.50	3.50	100	2018	2018	3	100	1,820	
8	0070	CARPORT UF	0	100	20	12	240.00	UT	3.50	3.50	100	2018	2018	3	100	840	
9	0296	SHED METAL	0	100	24	10	240.00	UT	9.00	9.00	100	2021	2020		100	2,160	
10	0030	BARN,MT	0	100	41	21	861.00	UT	9.00	9.00	100	2021	2020		100	7,749	

LAND DESCRIPTION

TOTAL OB/XF 35,529

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS

LOT 6 BLOCK A COUNTRY LANE ESTAT
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2027

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BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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BLD DATE		LGL DATE	
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BUILDING NOTES

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11	0020	BARN,FR	0	100	28	17	476.00	UT	10.00	10.00	100	2021	2020		100	4,760	

TOTAL OB/XF 4,760

LAND DESCRIPTION

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

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS