

COMM NW COR OF NE1/4, RUN E
1855.95 FT FOR POB, CONT E
783.18 FT TO W R/W MAULDIN RD,

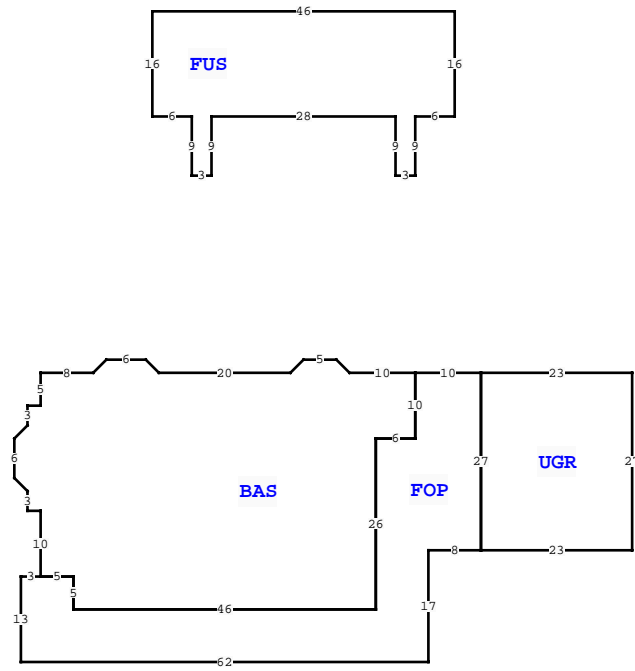
MORSE GEORGE R JR/MORSE SHARON
110 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

33-4S-16-03265-004
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 80	
Interior Floo	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		4 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	33416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,949	100	
FOP	980	30	
FUS	790	100	
UGR	621	45	
TOTALS	4,340		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,312	126.3755	141.54	468,780	1999	1999	0	0	32.50	67.50
1 SINGLE FAM 100% - 2000 Heated Area: 2739 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			316,426
TOTAL MARKET OB/XF VALUE			20,792
TOTAL LAND VALUE - MARKET			99,630
TOTAL MARKET VALUE			436,848
SOH/AGL Deduction			122,488
ASSESSED VALUE			314,360
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			262,949
TOTAL JUST VALUE			436,848
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052316	Roof Replacement	17,850	02/13/2025
19819	POOL	145	08/07/2002
15029	SFR	400	02/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0873/1128	1/19/1999	WD Q	Q	V		38,400

GRANTOR: RALPH & CAROLYN NORRI
GRANTEE: GEORGE JR & SHARON

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	2.00	UT	1,200.00	1,200.00	100	1999
2	0166	CONC, PAVMT	0	100	0	1,672.00	UT	1.50	1.50	100	1999
3	0280	POOL R/CON	0	100	12	360.00	UT	70.00	70.00	100	2002
4	0166	CONC, PAVMT	0	100	35	1,250.00	UT	2.00	2.00	100	2002
5	0296	SHED METAL	0	100	0	192.00	UT	12.00	12.00	100	2007
6	0070	CARPORT UF	0	100	0	1.00	UT	1,000.00	1,000.00	100	2026

TOTAL OB/XF												20,792			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/04/2026			MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W10 U2 L2 W5 L2 D2 W20 U2 L2 W6 L2 D2 W8 S5 W2 S3 L2 D2 S6 R2 D2 S3 E2 S10 FOP= W3 S13 E62 N17 E8 UGR= E23 N27 W23 S27\$ N27 W10 S10 W6 S26 W46 N5 W5\$ E5 S5 E46 N26 E6 N10\$ PTR= N30 FUS= N9 E6 N16 W46 S16 E6 S9 E3 N9 E28 S9 E3\$ S30\$.											

LAND DESCRIPTION												TOTAL OB/XF												20,792			
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	0000	C	VAC RES	100			0.00	0.00	11.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,630										