COMM NW COR OF NE1/4, RUN E 1208
CONT E 150 FT, S 292 FT, W 150 F
POB.

KNIGHT ALLIE C/KNIGHT JEFFREY
108 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

33-4S-16-03265-005

BUILDING CHARACTERISTICS

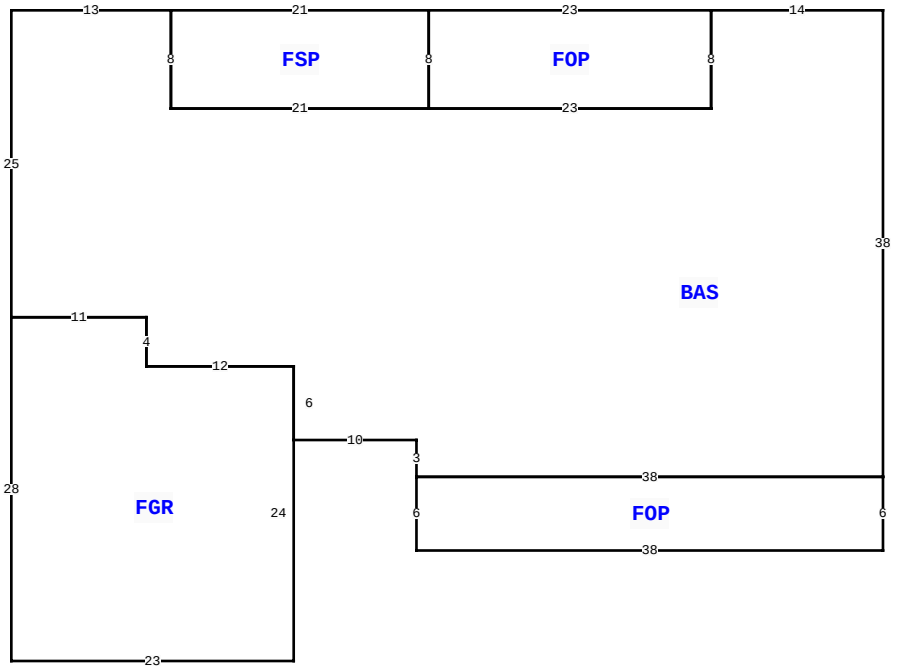
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,065	100		2,065	211,367
FGR	596	55		328	33,573
FOP	184	30		55	5,630
FOP	228	30		68	6,961
FSP	168	40		67	6,858
TOTALS	3,241			2,583	264,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	109.4688	120.42	311,045	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2011 Heated Area: 2065 HX Base Yr 2011



108 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0166	CONC,PAVMT	0	100	0	0	852.00	UT	2.25	2.25	100	2010	2010	3	100	1,917	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,388
TOTAL MARKET OB/XF VALUE		2,717
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		285,105
SOH/AGL Deduction		83,045
ASSESSED VALUE		202,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,649
TOTAL JUST VALUE		285,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27962	SFR	907	07/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0458	12/01/2011	WD	U	V	11	100
GRANTOR: ALLIE C & JEFFREY KNI						
GRANTEE: ALLIE C & JEFFREY K						
1168/1915	3/02/2009	QC	U	V	11	100
GRANTOR: SHARON & GEORGE MORSE						
GRANTEE: ALLIE C & JEFFREY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W23 S8 E23 N8$ S8 W23 FSP= N8 W21 S8 E21$ W21 N8 W13 S25 FGR= S28 E23 N24 W12 N4 W11$ E11 S4 E12 S6 E10 S3 FOP= S6 E38 N6 W38$ E38 N38$.

LAND DESCRIPTION

TOTAL OB/XF 2,717

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/21/2026 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS