COMM SW COR OF NW1/4, RUN E 30.2
MAULDIN RD, N ALONG R/W 1286.61
N 100.92 FT, E 435.66 FT, S 100.

SPENCER BRUCE W/SPENCER DOROTHY L
339 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

34-4S-16-03272-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 01

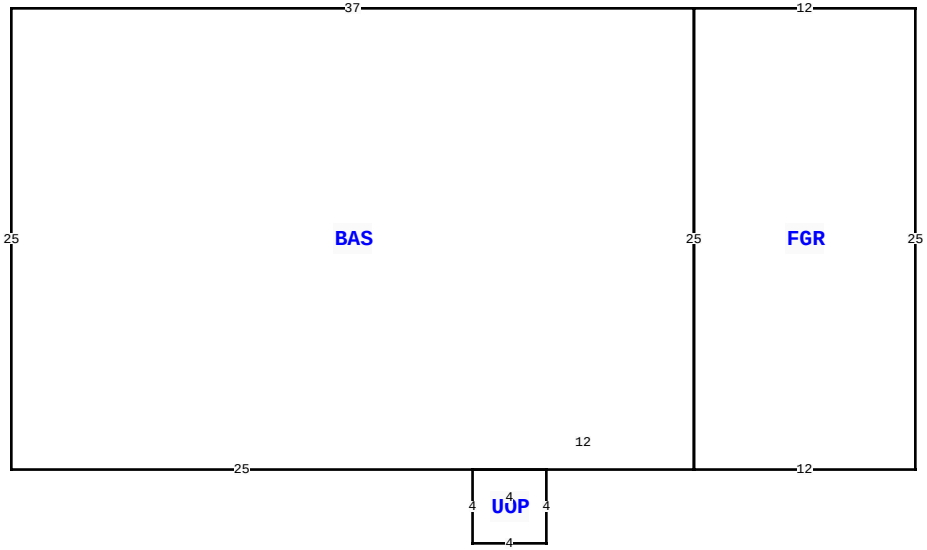
NEIGHBORHOOD/LOC 34416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	90,292
FGR	300	55		165	16,106
UOP	16	20		3	293
TOTALS	1,241			1,093	106,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	118.3200	130.15	142,254	1990	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2005 Heated Area: 925 HX Base Yr 2005



339 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	9	54	486.00	UT	2.00	2.00	100	0	0	3	100	972	
2	0294	SHED WOOD/	0	100	11	14	154.00	UT	14.00	14.00	100	2007	2007	3	100	2,156	
3	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.50	2.50	100	2007	2007	3	100	400	
4	0294	SHED WOOD/	0	100	20	20	400.00	UT	14.00	14.00	100	2007	2007	3	100	5,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,690
TOTAL MARKET OB/XF VALUE		9,128
TOTAL LAND VALUE - MARKET		20,907
TOTAL MARKET VALUE		136,725
SOH/AGL Deduction		39,440
ASSESSED VALUE		97,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,874
TOTAL JUST VALUE		136,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31787	MAINT/ALTR	25	03/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/335	7/22/2026	LE	U	I	14	100
GRANTOR: SPENCER BRUCE W (LIFE						
GRANTEE: SPENCER BRUCE & DOR						
1461/2238	3/14/2022	WD	U	I	11	100
GRANTOR: SPENCER BRUCE W						
GRANTEE: SPENCER BRUCE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S25 E25 UOP= S4 E4N4 W4$ E12 FGR= E12 N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 9,128

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		00	0.00	0.00	1.01	AC		1.00	1.00	0.90	23,000.00	20,700.00	20,907							

REVIEW DATE 07/25/2019 BY BC Total Acres: 1.01 Total Land Value: 20,907 Market: 0 Agricultural: 0 Common: 20,907 PRINTED 11/17/2026 BY SYS