

COMM SW COR OF NW1/4, RUN E
30.29 FT TO E R/W MAULDIN RD,
N ALONG R/W1185.66 FT FOR POB,

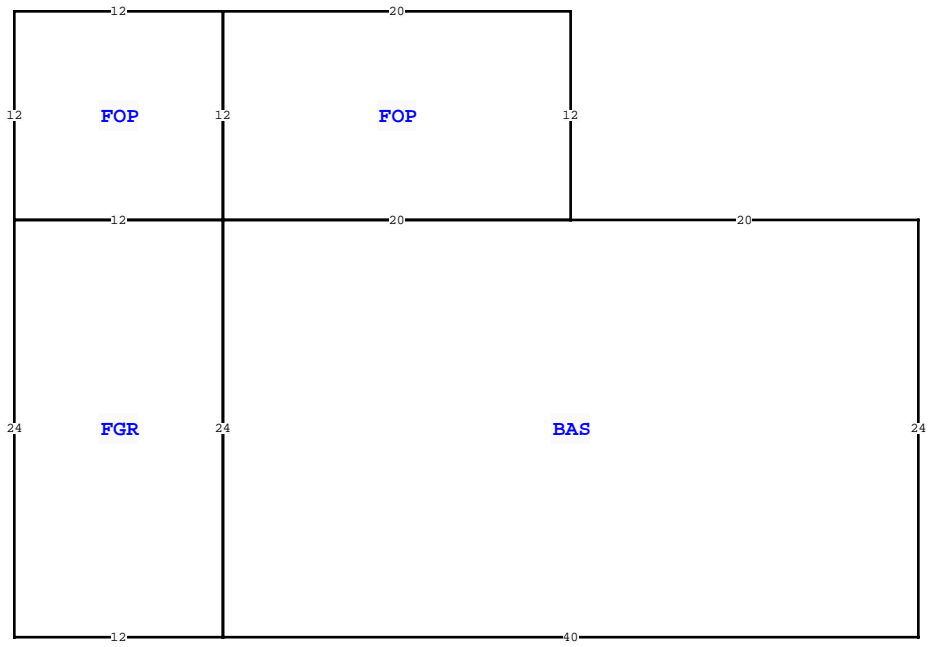
ALBRIGHT DAVID E/ALBRIGHT PAULINE
353 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

34-4S-16-03272-008
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	960	100	
FGR	288	55	
FOP	144	30	
FOP	240	30	
TOTALS	1,632		1,233
			98,514

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0									Heated Area: 960 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Building Market Value	98,514	
	TOTAL MARKET OB/XF VALUE	12,353	
	TOTAL LAND VALUE - MARKET	20,907	
	TOTAL MARKET VALUE	131,774	
	SOH/AGL Deduction	52,634	
	ASSESSED VALUE	79,140	
	TOTAL EXEMPTION VALUE	51,411	HX HB
	BASE TAXABLE VALUE	27,729	
	TOTAL JUST VALUE	131,774	
	NCON VALUE	0	
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE	129,047	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32333	M H	406	09/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0707/0311	1/08/1990	WD Q	V			5,300

GRANTOR: CAMPBELL-BLACKWELL
GRANTEE: DAVID ALBRIGHT

EXTRA FEATURES																
L N	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	UT	1.40	1.40	100	0	0	3	100	680	
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	500	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	11	23	UT	2.50	2.50	100	2007	2007	3	100	633	
5	0294	SHED WOOD/	0	100	20	23	UT	14.00	14.00	100	2007	2007	3	100	6,440	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF														12,353										
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	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							

BUILDING NOTES															
BLD DATE														05/14/2026	MLU
XF DATE															
INC DATE															

BUILDING DIMENSIONS													
BAS= W20 FOP= N12 W20 S12 E20\$ W20 FOP= N12 W12 S12 E12\$ FGR= W12 S24 E12 N24\$ S24 E40 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	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							