COMM SW COR OF NW1/4, RUN E 30.2
MAULDIN RD, N ALONG R/W 1488.45
N 100.92 FT, E 435.66 FT, S 100.

ARNETTE JOANN E
295 SW MAULDIN AVE
LAKE CITY, FL 32024-8938

2027

34-4S-16-03272-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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 01

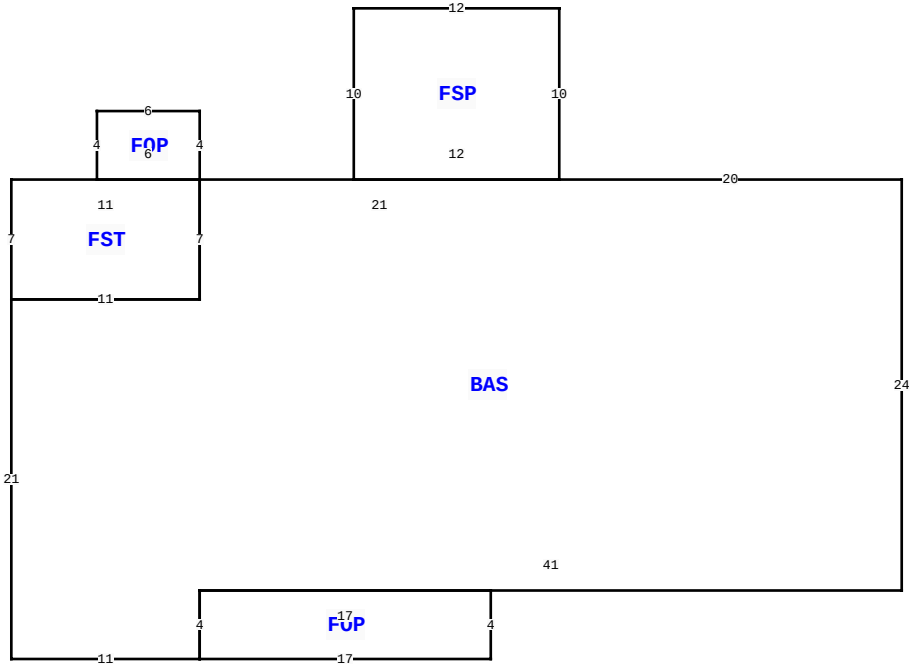
NEIGHBORHOOD/LOC 34416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100		1,215	103,910
FOP	24	30		7	599
FOP	68	30		20	1,711
FSP	120	40		48	4,105
FST	77	55		42	3,592
TOTALS	1,504			1,332	113,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	117.8000	129.58	172,601	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1215 HX Base Yr



295 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	62	558.00	UT	1.40	1.40	100	0	0	3	100	781	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	50	2007	2007	3	50	300	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	14.00	14.00	100	2007	2007	3	100	1,120	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,917
TOTAL MARKET OB/XF VALUE		2,201
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		136,818
SOH/AGL Deduction		46,115
ASSESSED VALUE		90,703
TOTAL EXEMPTION VALUE	HX HB SX	90,703
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,892

SALE:1:1: 1 ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042920	Roof Replacement	9,665	10/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1411	10/03/2024	LE	U	I	14	100
GRANTOR: ARNETT JOANN E (ENH L						
GRANTEE: ARNETTE CHRISTOPHER						
0747/1459	6/27/1991	WD	Q	V		5,300
GRANTOR: BILL CAMPBELL						
GRANTEE: JOANN ARNETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N10 W12 S10 E12$ W 21 FOP= N4 W6 S4 E6$FST= W11 S7 E11 N7$ S7 W11 S21 E11 FOP= E17 N4 W17 S4$N4 E41 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,201

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	1.00	AC		1.00	1.00	0.90	23,000.00	20,700.00	20,700							

REVIEW DATE 05/02/2022 BY JS Total Acres: 1.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS