

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.

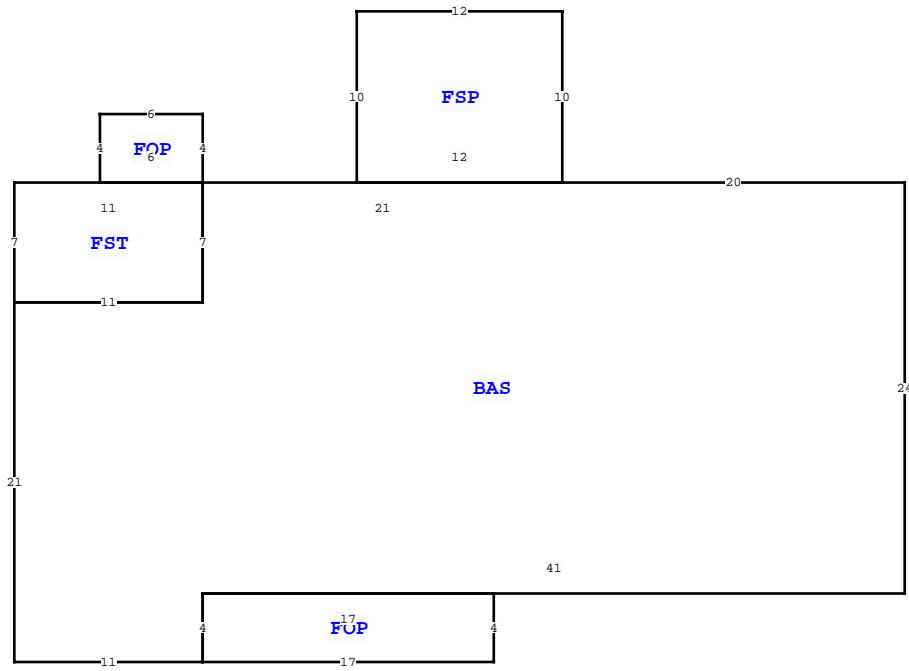
ARNETTE JOANN E
295 SW MAULDIN AVE
LAKE CITY, FL 32024-8938

2026

34-4S-16-03272-010
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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	1,215	100	
FOP	24	30	
FOP	68	30	
FSP	120	40	
FST	77	55	
TOTALS	1,504		

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	131.94	175,744	1991	1991	0	0	34.00	66.00
1 SINGLE FAM 100% - 0 Heated Area: 1215 HX Base Yr											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			115,991
TOTAL MARKET OB/XF VALUE			2,201
TOTAL LAND VALUE - MARKET			20,700
TOTAL MARKET VALUE			138,892
SOH/AGL Deduction			50,831
ASSESSED VALUE			88,061
TOTAL EXEMPTION VALUE	HX HB SX		88,061
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			138,892
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,949
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						

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	62	UT	1.40	1.40	100	0	0	3	100	781							
2	0169	FENCE/WOOD	0	100	0	0	UT	600.00	600.00	50	2007	2007	3	50	300							
3	0294	SHED WOOD/	0	100	8	10	UT	14.00	14.00	100	2007	2007	3	100	1,120							
TOTALS												1,504										

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