

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.

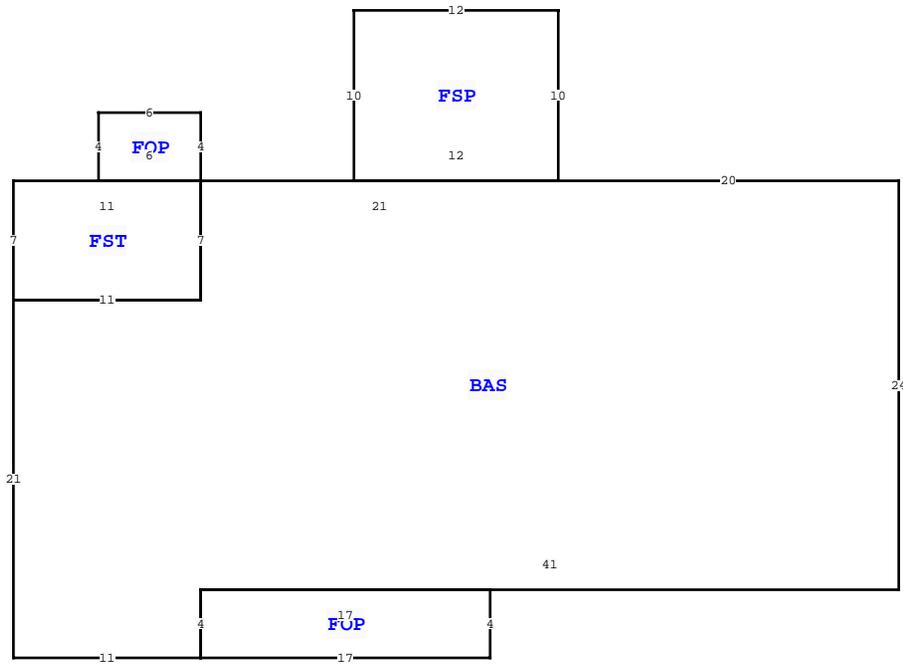
ARNETTE JOANN E
 295 SW MAULDIN AVE
 LAKE CITY, FL 32024-8938

2026

34-4S-16-03272-010


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 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 Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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				



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	105,803
FOP	24	30		7	610
FOP	68	30		20	1,742
FSP	120	40		48	4,180
FST	77	55		42	3,657
TOTALS	1,504			1,332	115,991

295 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	558.00	UT	1.40	100	0	0	3	100	781	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	50	2007	2007	3	50	300	
3	0294	SHED WOOD/	0	100	8	10	80.00	UT	14.00	100	2007	2007	3	100	1,120	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			115,991
TOTAL MARKET OB/XF VALUE			2,201
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			136,192
SOH/AGL Deduction			48,131
ASSESSED VALUE			88,061
TOTAL EXEMPTION VALUE	HX HB SX		88,061
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			136,192
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						

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												
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	1.00	18,000.00	18,000.00	18,000								