LOT 7 CLOVERDALE S/D.
757-159, 831-705,
914-1238, 925-911, 925-912,

ALLEN BRENTON MARK/ALLEN LAUREN
139 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

34-4S-16-03272-107

BUILDING CHARACTERISTICS

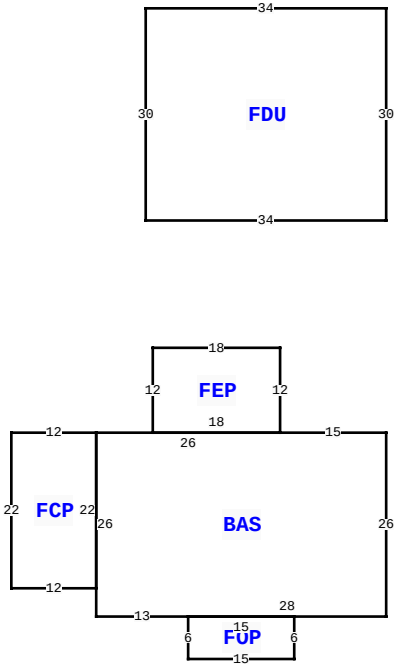
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	34416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100		1,066	88,421
FCP	264	25		66	5,474
FDU	1,020	60		612	50,763
FEP	216	80		173	14,350
FOP	90	30		27	2,239
TOTALS	2,656			1,944	161,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	116.0120	127.61	248,074	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1066 HX Base Yr 2020



139 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	10	65	650.00	UT	1.40	1.40	100	0	0	3	100	910	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,248
TOTAL MARKET OB/XF VALUE		4,760
TOTAL LAND VALUE - MARKET		30,015
TOTAL MARKET VALUE		196,023
SOH/AGL Deduction		55,945
ASSESSED VALUE		140,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,667
TOTAL JUST VALUE		196,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,955

SALE:2:1: LOT 7, CLOVERDALE

SALE:1:1: LOT 7 CLOVERDALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050944	Electrical Servic	0	10/02/2024
11907	GARAGE	100	11/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/1989	2/28/2018	WD	Q	I	01	132,000
GRANTOR: JOHN E & ANN LESLIE &						
GRANTEE: BRENTON MARK ALLEN						
1308/1614	1/26/2016	WD	U	I	30	100
GRANTOR: EDWARD & MARTHA G DRY						
GRANTEE: EDWARD DRYEN & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FEP= N12 W18 S12 E18$ W26 FCP= W12 S22 E12 N22$ S26 E13 FOP= S6 E15 N6W15$ E28 N26$ PTR= N30 FDU= N30 W34 S30 E34$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,760

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		RSF-1	0.00	0.00	1.45	AC		1.00	1.00	0.90	23,000.00	20,700.00	30,015							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 1.45 Total Land Value: 30,015 Market: 0 Agricultural: 0 Common: 30,015 PRINTED 11/17/2026 BY SYS