

COMM 1706.98 FT N OF SW COR OF
SEC FOR POB, RUN N 184.17 FT,
E 264.70 FT, S 184.17 FT, W

BOWERMASTER KRISTINA
727 SW MAULDIN AVE
LAKE CITY, FL 32024

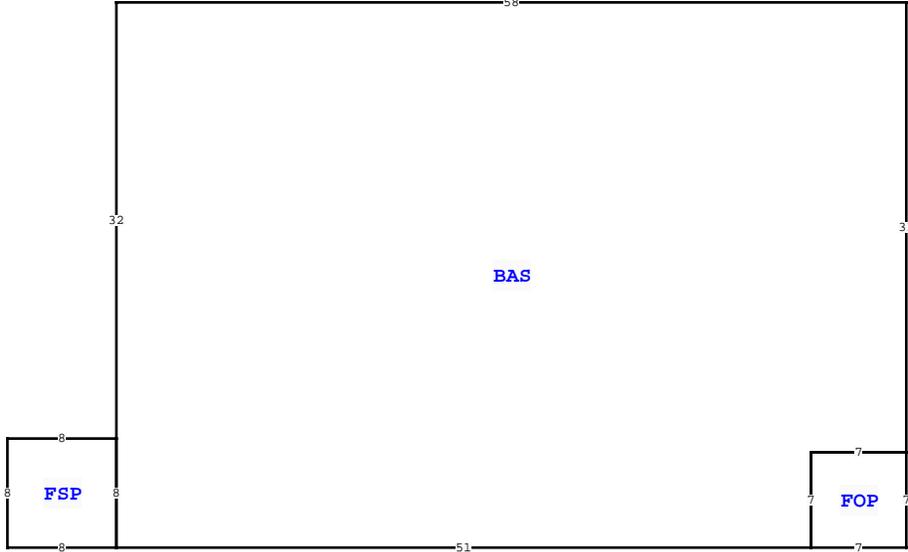
2026

34-4S-16-03274-010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 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	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,271	100	
FOP	49	30	
FSP	64	40	
TOTALS	2,384		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100% - 2024			278,157	1976	1976	0	0	35.00	65.00
Heated Area: 2271			HX Base Yr 2024								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		180,802	
TOTAL MARKET OB/XF VALUE		1,816	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		212,618	
SOH/AGL Deduction		11,469	
ASSESSED VALUE		201,149	
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE		144,738	
TOTAL JUST VALUE		212,618	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1614	4/12/2019	WD Q	Q	I	01	165,000
GRANTOR: ERNEST L JR & STEPHAN						
GRANTEE: KRISTINA BOWERMASTE						
0883/2324	7/01/1999	WD Q	Q	I		39,000
GRANTOR: RITTLER						
GRANTEE: MORGAN						

EXTRA FEATURES		727 SW MAULDIN AVE, LAKE CITY														
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	0296	SHED METAL	0 100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	280	
2	0296	SHED METAL	0 100	12	14	168.00	UT	2.00	2.00	100	0	0	3	100	336	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1976	1976	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S32 FSP= W8 S8 E8 N8\$ S8 E51 FOP= E7 N7 W7 S7\$ N7 E7 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,816																						
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	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							