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

2027

34-4S-16-03274-010

BUILDING CHARACTERISTICS

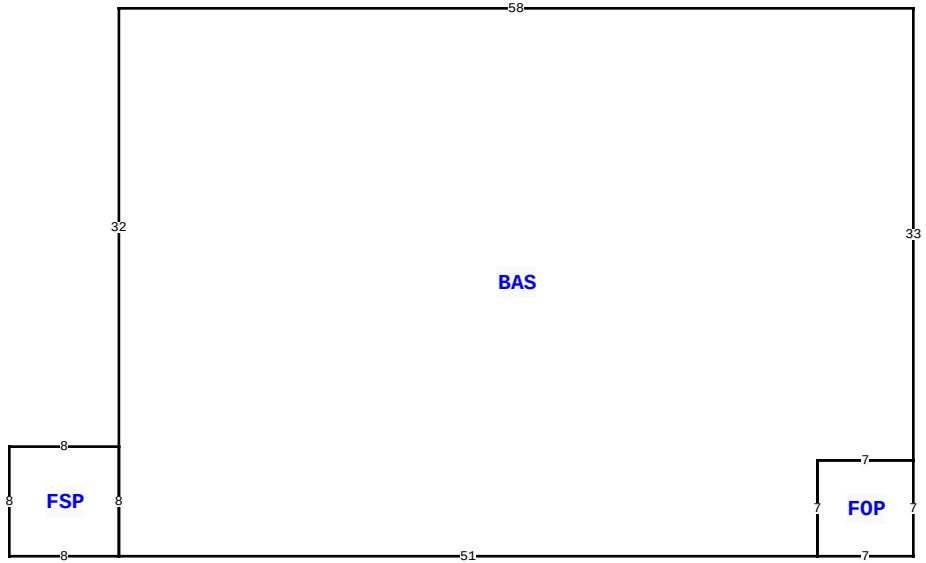
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100		2,271	171,366
FOP	49	30		15	1,132
FSP	64	40		26	1,962
TOTALS	2,384			2,312	174,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	105.5360	116.09	268,400	1976	1976	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2024 Heated Area: 2271 HX Base Yr 2024



727 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,460
TOTAL MARKET OB/XF VALUE		1,816
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		206,276
SOH/AGL Deduction		0
ASSESSED VALUE		206,276
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		149,865
TOTAL JUST VALUE		206,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056189	Roof Replacement	13,900	07/28/2026

SALES DATA

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

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

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	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/24/2019 BY BC Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS