

COMM SW COR, N 30.30 FT TO N R/W
 POB, CONT N 317.32 FT, E 509.39
 W 509.29 FT TO POB, EX 30 FT OFF

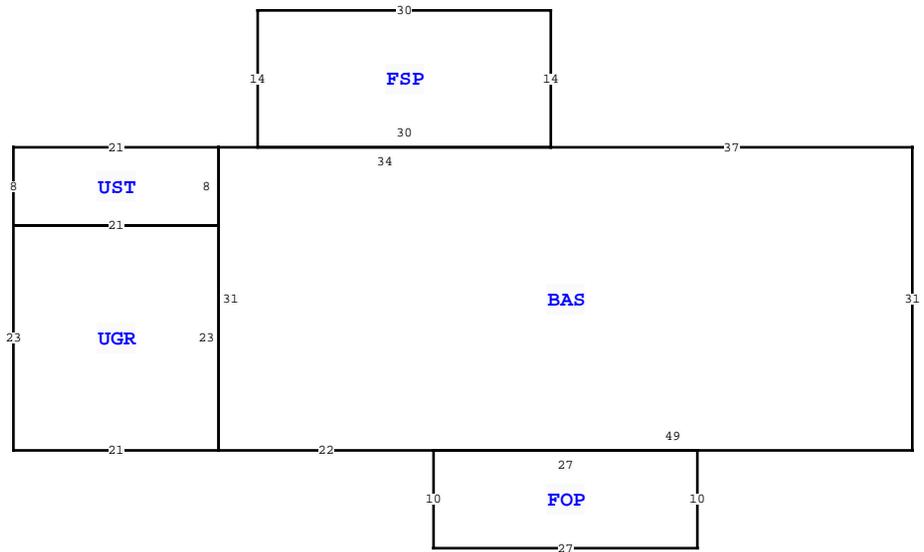
GRADY CURTIS A
 1039 SW MAULDIN AVE
 LAKE CITY, FL 32024

2026

34-4S-16-03274-040

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	02 WALL BD/WD 50
Interior Wall	05 DRYWALL 50
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. 100
Architectual	05 CONV 100
Units	0 100
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	AP	NORM	% COND		
0100	01	2,743	114.3000	130.30	357,413	1984	1984	0	0	20	35.00	45.00		
1 SINGLE FAM 100% - 0														
Heated Area: 2201 HX Base Yr														



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		01	34416.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,201	100		2,201	129,056		
FOP	270	30		81	4,749		
FSP	420	40		168	9,851		
UGR	483	45		217	12,724		
UST	168	45		76	4,456		
TOTALS	3,542			2,743	160,836		

1039 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,836
TOTAL MARKET OB/XF VALUE			11,095
TOTAL LAND VALUE - MARKET			36,400
TOTAL MARKET VALUE			208,331
SOH/AGL Deduction			80,094
ASSESSED VALUE			128,237
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			76,826
TOTAL JUST VALUE			208,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W37 FSP= N14 W30 S14 E30\$ W34 UST= S8 W21 N8 E21\$S31	
UGR= N23 W21 S23 E21\$E22 FOP= S10 E27 N10 W27\$E49 N31\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	18	35	630.00	UT	0.98	100	0	0	3	100	617	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	30	1993	1993	3	30	378	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2007	2007	3	100	2,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	900	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,500	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,500	
														TOTAL OB/XF	11,095	

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	2.00	LT		1.00	1.00	0.65	28,000.00	18,200.00	36,400							