W1/2 OF LOT 3 PECAN ACRES S/D.

625-368, 747-237, 762-2097, 779-

STUBBS JUSTIN W
1356 SR CR 252
LAKE CITY, FL 32025

2026

03-5S-16-03458-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

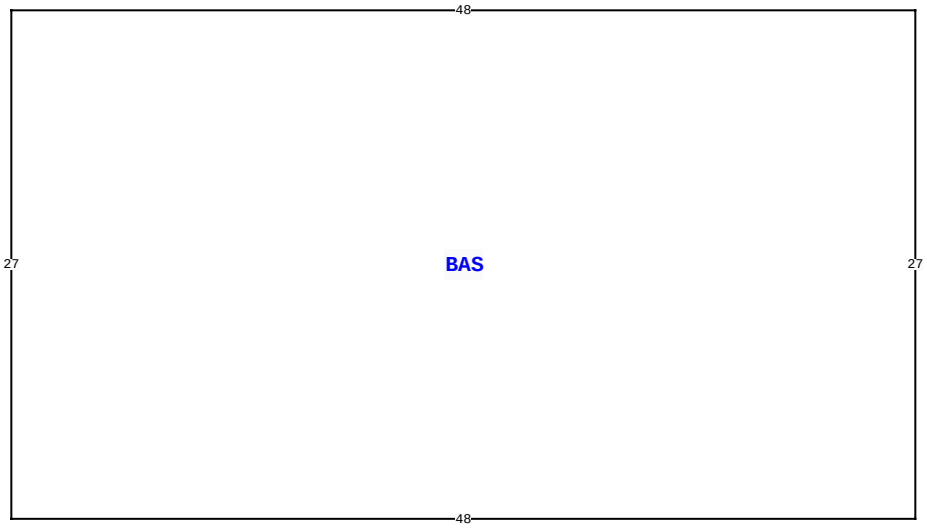
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	71,629
TOTALS	1,296			1,296	71,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	106.9000	100.49	130,235	1999	1999	0	0	0	45.00	55.00

3 MANUF 1 0% - 2021 Heated Area: 1296 HX Base Yr



257 SW PECAN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,629
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	24,120
TOTAL MARKET VALUE	103,449
SOH/AGL Deduction	8,303
ASSESSED VALUE	95,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,146
TOTAL JUST VALUE	103,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,449

BLDG:1:1: PKWD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18094	M H	125	03/26/2001
15578	M H	125	05/26/1999
8372	M H	125	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/486	7/22/2025	WD	U	I	17	76,500
GRANTOR: SPREAD THE WORD OF CH						
GRANTEE: STUBBS JUSTIN W						
1422/0528	10/15/2020	WD	U	V	17	100
GRANTOR: TONI M BOWMAN MATHEWS						
GRANTEE: SPREAD THE WORD OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

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	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	2.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,120							

REVIEW DATE 09/03/2025 BY TP Total Acres: 2.01 Total Land Value: 24,120 Market: 0 Agricultural: 0 Common: 24,120 PRINTED 11/18/2025 BY SYS