

W 417 FT OF LOT 3 SUNNY ACRES S/
922-856,858, QC 1105-779, WD 113

SIMMONS ERIC D JR
2951 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

10-5S-16-03525-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,488	113.5000	112.36	167,192	2025	2025	0	0	0	2.00	98.00
1 MANUF 2		100% - 2025				Heated Area: 1488				HX Base Yr 2025		
31 48 48 31 BAS 2025												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,848	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		36,300	
TOTAL MARKET VALUE		207,148	
SOH/AGL Deduction		0	
ASSESSED VALUE		207,148	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		156,426	
TOTAL JUST VALUE		207,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,148	

NEIGHBORHOOD/LOC					
10516.050 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2025	1,488	163,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050500	Mobile Home		08/02/2024
000050360	Right-of-Way Acce		07/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/2735	10/02/2023	QC	U	V	11	100

GRANTOR: WEBB GREGORY
GRANTEE: SIMMONS ERIC D JR

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=14,16] E48 S31 W48 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
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.42	AC		1.00