BEG SE COR OF SW1/4, W 406.63 FT
406.63 FT, S 535.63 FT TO POB. (
SUNNY ACRES S/D UNIT 3 UNREC).

EVANS NANCY L SINGLETON
544 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

2026

10-5S-16-03525-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

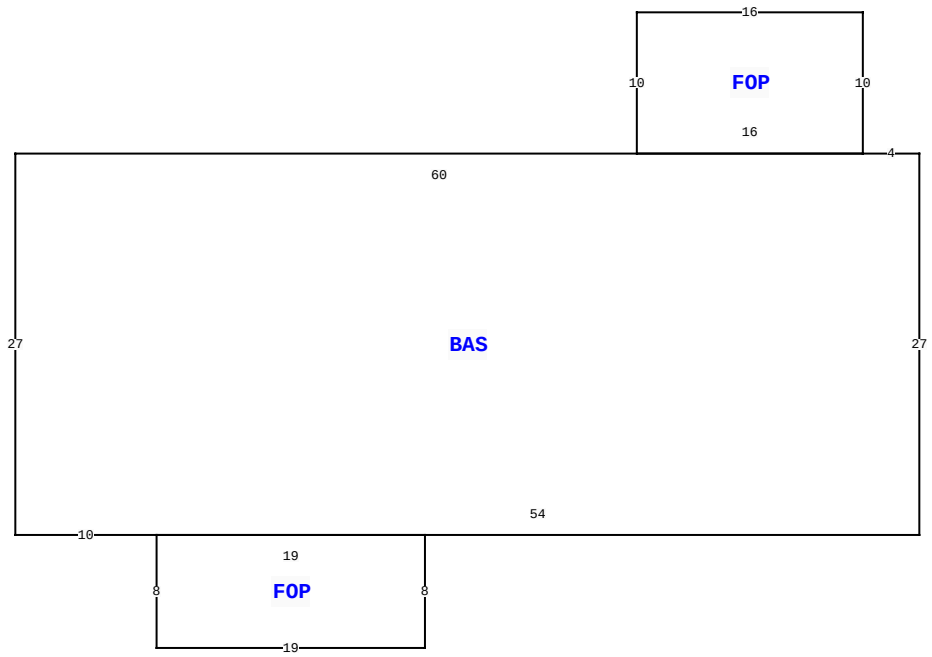
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10516.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	103,546
FOP	152	35		53	3,176
FOP	160	35		56	3,356
TOTALS	2,040			1,837	110,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,837	115.9000	108.95	200,141	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1728 HX Base Yr 2001



544 SW SUNNY ACRES 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		110,078
TOTAL MARKET OB/XF VALUE		15,320
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		172,148
SOH/AGL Deduction		89,121
ASSESSED VALUE		83,027
TOTAL EXEMPTION VALUE	HX HB SX	83,027
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		172,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,148

SALE:4:1: PARCEL #4 SUNNY ACRES UNIT 3 (10.70 AC)
SALE:3:1: PRCL #4 SUNNY ACRES UNIT 3
SALE:2:1: AKA PARCEL #4 UNIT III SUNNY ACRES-10.70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051865	Roof Replacement	13,000	12/17/2024
13747	M H	125	03/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/1089	10/31/2024	LE	U	I	14	100
GRANTOR: EVANS NANCY LOUISE FK						
GRANTEE: SINGLETON PEGGY IRE						
1490/2488	5/19/2023	LE	U	I	14	100
GRANTOR: EVANS NANCY LOUISE FK						
GRANTEE: EVANS NANCY LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FOP= N10 W16 S10 E16$ W60 S27 E10 FOP= S8 E19 N8 W19$ E54 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,240.00	UT	3.00	3.00	100	2007	2007	3	100	3,720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	2007	2007	3	100	2,400	
5	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	50	2007	2007	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,320

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	100		00	0.00	0.00	5.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	46,750							

REVIEW DATE 06/30/2025 BY chuck Total Acres: 5.00 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/19/2025 BY SYS