LOT 1 SUNNY ACRES S/D UNIT 2.
803-2642, 864-249, WD 1133-2229,

STAFFORD STEVE JR/STAFFORD CHRISTY M
3311 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

15-5S-16-03622-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

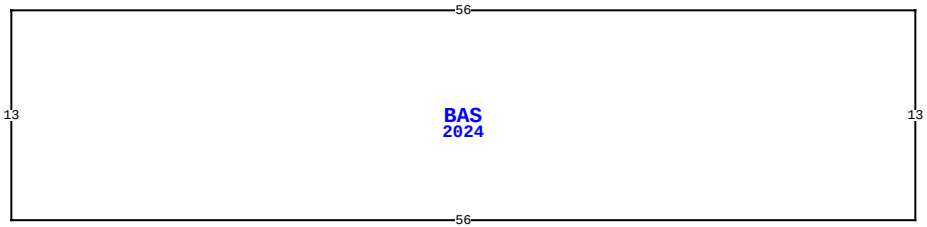
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	70,057
TOTALS	728			728	70,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	728	112.5000	105.75	76,986	2018	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2025 Heated Area: 728 HX Base Yr 2025



3311 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,057
TOTAL MARKET OB/XF VALUE		21,750
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		131,807
SOH/AGL Deduction		65,454
ASSESSED VALUE		66,353
TOTAL EXEMPTION VALUE	HX HB	41,353
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048373	Storage Building	12,000	10/09/2023
000046597	Mobile Home		02/27/2023
28092	TR/TRAILER	189	09/22/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2054	3/13/2024	WD	Q	I	03	199,000
GRANTOR: KARI CLIFTON L						
GRANTEE: STAFFORD STEVE JR						
1462/1434	3/22/2022	WD	Q	I	01	55,000
GRANTOR: STINES DOUGLAS J						
GRANTEE: KARI CLIFTON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,17] E56 S13 W56 N13 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	30	25	750.00	UT	15.00	15.00	100	2025	2024		100	11,250	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 21,750

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/22/2024 BY TP Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/10/2025 BY SYS