

LOT 5 SUNNY ACRES S/D UNIT 2.
754-442, 889-2260, LE 1518-592,

SCHRADER JOHN C/SCHRADER LINDA
3139 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

15-5S-16-03622-105



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
MAP NUM	
MOBILE HOME	02
NEIGHBORHOOD/LOC	15516.030 1.00/

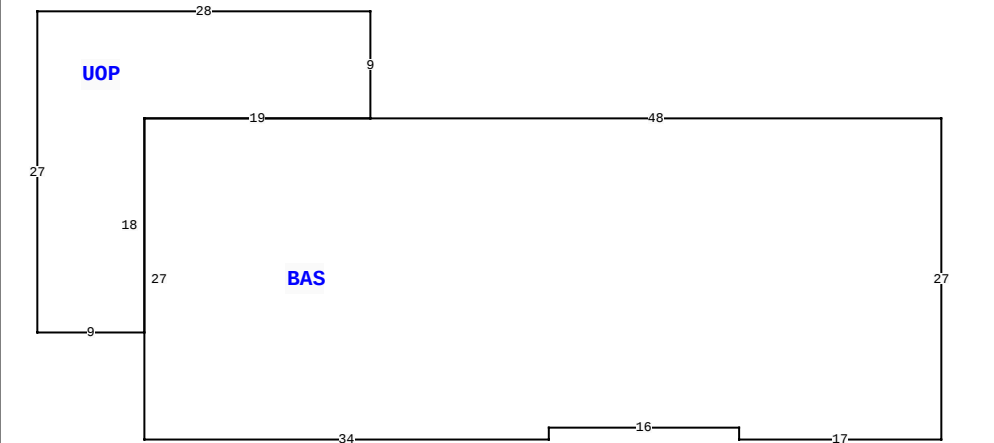
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100		1,793	49,874
UOP	414	25		104	2,893

TOTALS	2,207			1,897	52,767
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	16	20	320.00	UT	7.50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,897	115.9000	69.54	131,917	1992	1992	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1793 HX Base Yr													



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

TOTAL OB/XF													
9,880													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 3													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 3												Tax Dist:	
BUILDING MARKET VALUE												52,767	
TOTAL MARKET OB/XF VALUE												9,880	
TOTAL LAND VALUE - MARKET												40,000	
TOTAL MARKET VALUE												102,647	
SOH/AGL Deduction												41,267	
ASSESSED VALUE												61,380	
TOTAL EXEMPTION VALUE												36,380	
BASE TAXABLE VALUE												25,000	
TOTAL JUST VALUE												102,647	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												102,647	

BLDG:1:1: HOMES OF MERIT			
XFOB:1:1: 1992 HOMES OF MERIT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1518/592	6/27/2024	LE	U	I	14	100			
GRANTOR: SCHRADER JOHN C									
GRANTEE: SCHRADER JOHN C (EN									
0754/0442	2/01/1991	CD	U	V	13	16,000			
GRANTOR: BULLARD-DEAS									
GRANTEE: JOHN SCHRADER									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 UOP= N9 W28 S27 E9 N18 E19\$ W19 S27 E34 N1 E16 S1 E17 N27\$.													