LOT 73 HI-DRI ACRES UNIT 2.
348-317, DC 1207-2307, PB 1207-2

SHAN SUZANNE K/ABRAJANO MICHELLE R
3703 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

15-5S-16-03626-073

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

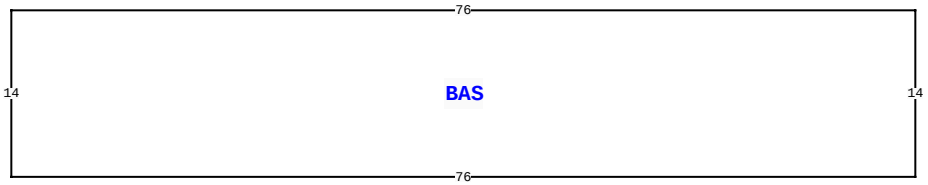
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	63,208
TOTALS	1,064			1,064	63,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	114.9000	108.01	114,923	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1064 HX Base Yr 2020



3703 SW MAULDIN AVE, 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		63,208
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		32,700
TOTAL MARKET VALUE		108,508
SOH/AGL Deduction		49,698
ASSESSED VALUE		58,810
TOTAL EXEMPTION VALUE	HX HB SX WX	58,810
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		108,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,508

PRCL:0:7: TAGS PURCHASED FOR SINGLE WIDE
XFOB:1:1: SEABREEZE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043824	Roof Replacement	9,000	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/2024	10/10/2020	WD	U	I	30	100
GRANTOR: SUZANNE K SHAN & DIAN						
GRANTEE: SUZANNE K SHAN & MI						
1406/2071	2/10/2020	WD	U	I	30	100
GRANTOR: SUZANNE K SHAN & DIAN						
GRANTEE: SUZANNE K SHAN & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	0060	CARPORT F	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0285	SALVAGE	0	100	24	56	1.00	UT	0.00	0.00	100	1975	1975	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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			0.00	0.00	2.18	AC		1.00	1.00	1.00	15,000.00	15,000.00	32,700							

REVIEW DATE 05/02/2022 BY JS Total Acres: 2.18 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 11/21/2025 BY SYS