LOT 3 MAXWELL SQUARE S/D.
WD 1200-2212, LE 1341-115, LE 15

SISTRUNK MARY CAROLYN
344 SW STEWART LP
LAKE CITY, FL 32024

2026

25-4S-16-03170-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

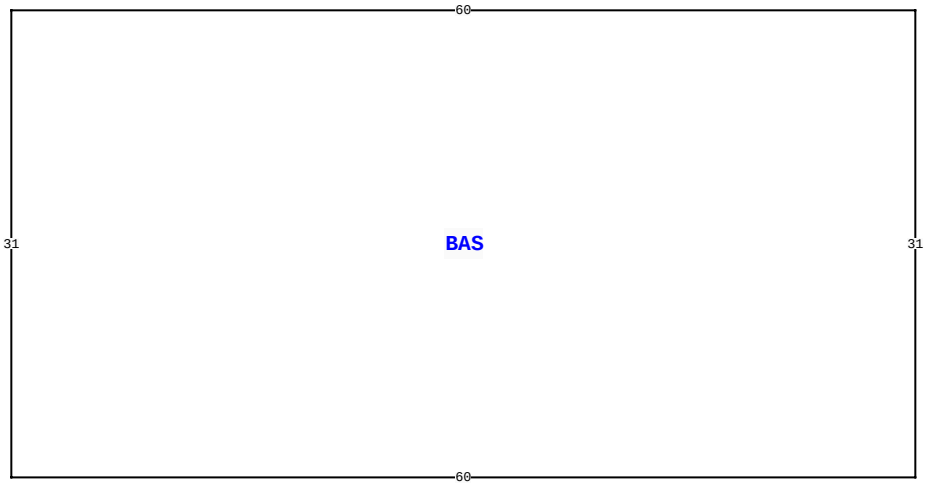
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.060 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	137,600
TOTALS	1,860			1,860	137,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,860	105.8000	97.34	181,052	2015	2014	0	0	0	24.00	76.00

1 MODULAR 1 100% - 2015 Heated Area: 1860 HX Base Yr 2015



344 SW STEWART LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,600
TOTAL MARKET OB/XF VALUE		7,675
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		163,775
SOH/AGL Deduction		37,840
ASSESSED VALUE		125,935
TOTAL EXEMPTION VALUE	HX HB WX DX SX	110,722
BASE TAXABLE VALUE		15,213
TOTAL JUST VALUE		163,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31911	SFR	450	04/24/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2159	2/18/2025	LE	U	I	14	100
GRANTOR: SISTRUNK MARY CAROLYN						
GRANTEE: SISTRUNK TYLER ROY						
1341/0115	7/18/2017	LE	U	I	14	100
GRANTOR: MARY CAROLYN SISTRUNK						
GRANTEE: RALEIGH R SISTRUNK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	0031	BARN,MT AE	0	100	18	25	450.00	UT	9.00	9.00	100	2011	2011	3	100	4,050	
2	0060	CARPORT F	0	100	14	25	350.00	UT	3.50	3.50	100	2014	2014	3	100	1,225	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,675

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	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/09/2019 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS