W1/2 OF LOT 3 PECAN ACRES S/D.

625-368, 747-237, 762-2097, 779-

STUBBS JUSTIN W
1356 SR CR 252
LAKE CITY, FL 32025

2027

03-5S-16-03458-012

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	02	WINDOW 100
Heating Type	03	FORCED AIR 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

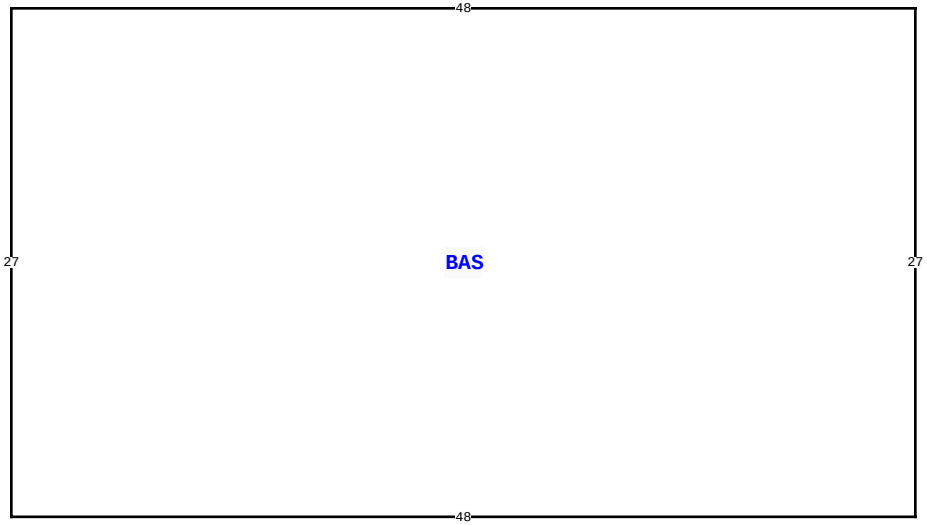
NEIGHBORHOOD/LOC 3516.0500 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	72,192
TOTALS	1,296			1,296	72,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	108.9000	101.28	131,259	1999	1999	0	0	0	45.00	55.00

3 MANUF 1 0% - 2026 Heated Area: 1296 HX Base Yr



257 SW PECAN GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/20/2026 MLU
INC DATE | AG DATE

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,192
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	28,140
TOTAL MARKET VALUE	107,332
SOH/AGL Deduction	0
ASSESSED VALUE	107,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,332
TOTAL JUST VALUE	107,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,110

BLDG:1:1: PKWD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055749	Roof Replacement	8,000	05/28/2026
18094	M H	125	03/26/2001
15578	M H	125	05/26/1999
8372	M H	125	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/486	7/22/2025	WD	U	I	17	76,500
GRANTOR: SPREAD THE WORD OF CH						
GRANTEE: STUBBS JUSTIN W						
1422/0528	10/15/2020	WD	U	V	17	100
GRANTOR: TONI M BOWMAN MATHEWS						
GRANTEE: SPREAD THE WORD OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		RSF/MH	0.00	0.00	2.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,140							

REVIEW DATE 02/05/2026 BY KS Total Acres: 2.01 Total Land Value: 28,140 Market: 0 Agricultural: 0 Common: 28,140 PRINTED 11/17/2026 BY SYS