

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

2026

03-5S-16-03458-012
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
03	FORCED AIR 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			01		
		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	73,148
TOTALS	1,296			1,296	73,148

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	106.9000	102.62	132,996	1999	1999	0	0	45.00	55.00	
3 MANUF 1 0% - 2026			Heated Area: 1296				HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 48 48 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
257 SW PECAN GLN, LAKE CITY				BLD DATE		LGL DATE		04/20/2026		MLU		
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		73,148	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		28,140	
TOTAL MARKET VALUE		108,288	
SOH/AGL Deduction		0	
ASSESSED VALUE		108,288	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		108,288	
TOTAL JUST VALUE		108,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,449	
BLDG:1:1: PKWD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES														
L N	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
3	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S27 E48 N27\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								