

LOT 1 SUNNY ACRES S/D.
785-011, 907-418, 907-1187, 957-

STEWART XAVIER/STEWART ANGELA
2873 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

10-5S-16-03525-101

BUILDING CHARACTERISTICS					
ELEMENT	CD				
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	4 100				
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	10516.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	43,616
TOTALS	1,568			1,568	43,616

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	2022		Heated Area: 1568					HX Base Yr	2022		

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				43,616		
TOTAL MARKET OB/XF VALUE				14,480		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				118,096		
SOH/AGL Deduction				34,481		
ASSESSED VALUE				83,615		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				32,204		
TOTAL JUST VALUE				118,096		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				113,096		
SALE:1:1: LOT 1 SUNNY ACRES UNIT 1						
XFOB:1:1: FLEET MH						
LAND:1:1: 4.85 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
37420	RECONNECT	75	11/08/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/236	12/30/2021	QC	U	I	11	100
GRANTOR: STEWART XAVIER M						
GRANTEE: STEWART XAVIER						
1252/2479	4/11/2013	WD	U	I	12	65,000
GRANTOR: COLUMBIA BANK						
GRANTEE: XAVIER M STEWART						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S28 E56 N28\$.						

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	
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1999	1999	3	100	1,200		
2	0080	DECKING	0	100	8	16		128.00	UT 10.00	100	2007	2007	3	100	1,280		
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	800		
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000		
5	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	200		
6	9946	Well	0	100	0	0		1.00	UT 4,000.00	100			3	100	4,000		
TOTAL OB/XF														14,480			

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	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							