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

2027

10-5S-16-03525-101

BUILDING CHARACTERISTICS

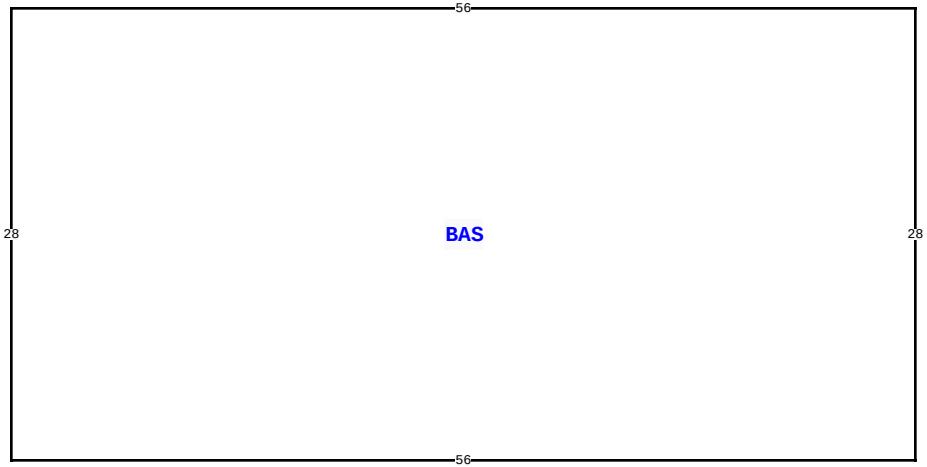
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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
0800	02	1,568	115.9000	69.54	109,039	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1568 HX Base Yr 2022



2873 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0080	DECKING	0	100	8	16	128.00	UT	10.00	10.00	100	2007	2007	3	100	1,280	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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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		31,973
ASSESSED VALUE		86,123
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,712
TOTAL JUST VALUE		118,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,096

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$.

LAND DESCRIPTION

TOTAL OB/XF 14,480

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		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							

REVIEW DATE 09/12/2019 BY BC Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS