LOT 2 SUNNY ACRES UNIT 1.

736-910, 783-327, 922-856, QC 10

CABALLERO JUAN CARLOS/CABALLERO EMILY
2923 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

10-5S-16-03525-102

BUILDING CHARACTERISTICS

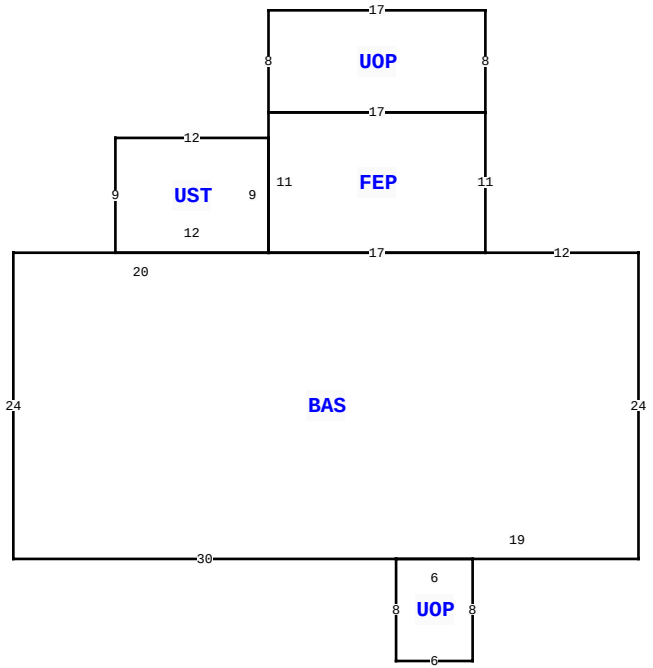
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,176	100		1,176	28,196
FEP	187	85		159	3,812
UOP	48	25		12	288
UOP	136	25		34	815
UST	108	45		49	1,175
TOTALS	1,655			1,430	34,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,430	99.9000	59.94	85,714	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1176 HX Base Yr



2923 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,286
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	58,200
TOTAL MARKET VALUE	100,286
SOH/AGL Deduction	1,662
ASSESSED VALUE	98,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,624
TOTAL JUST VALUE	100,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,286

SALE:2:1: SALE INCLUDES WELL & SEPTIC

XFOB:2:1: CONNER MH

SALE:1:1: LOT 3 SUNNY ACRES UNIT 1 COMBINED WITH L

XFOB:1:1: CYPRESS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2340	10/15/2022	AG	U	I	21	30,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: CABALLERO JUAN CARL						
1370/2529	10/10/2018	WD	U	I	37	20,000
GRANTOR: BARBARA A MEAD						
GRANTEE: SUWANNEE VALLEY PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N11 UOP= N8 W17 S8 E17$ W17 S11 E17$ W17 UST= N9 W12 S9 E12 $ W20 S24 E30 UOP= S8 E6 N8 W6$ E19 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.85	AC		1.00	1.00	1.00	12,000.00	12,000.00	46,200							

REVIEW DATE 09/12/2019 BY BC Total Acres: 4.85 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 11/17/2026 BY SYS