W 417 FT OF LOT 3 SUNNY ACRES S/
922-856,858, QC 1105-779, WD 113

SIMMONS ERIC D JR
2951 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

10-5S-16-03525-113

BUILDING CHARACTERISTICS

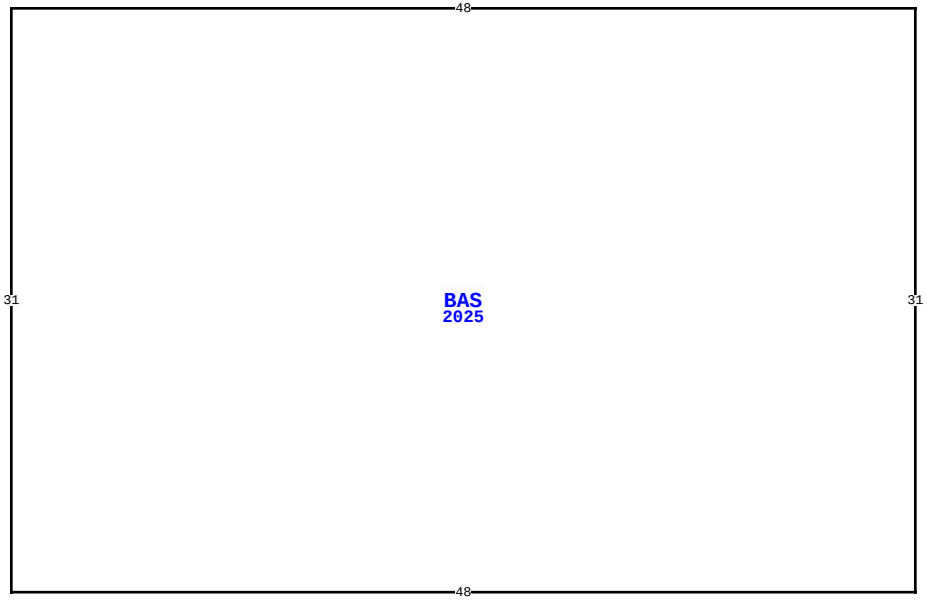
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,488	100	2025	1,488	158,889
TOTALS	1,488			1,488	158,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,488	113.5000	108.96	162,132	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 1488 HX Base Yr 2025



2951 SW MAULDIN AVE, 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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,889
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		38,720
TOTAL MARKET VALUE		204,609
SOH/AGL Deduction		0
ASSESSED VALUE		204,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,198
TOTAL JUST VALUE		204,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054890	Storage Building	30,000	01/27/2026
000050500	Mobile Home		08/02/2024
000050360	Right-of-Way Acce		07/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2735	10/02/2023	QC	U	V	11	100

GRANTOR: WEBB GREGORY

GRANTEE: SIMMONS ERIC D JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=14,16] E48 S31 W48 N31 $
.

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	100		A-1	0.00	0.00	2.42	AC		1.00	1.00	1.00	16,000.00	16,000.00	38,720							

REVIEW DATE 04/15/2026 BY robin Total Acres: 2.42 Total Land Value: 38,720 Market: 0 Agricultural: 0 Common: 38,720 PRINTED 11/17/2026 BY SYS