LOT 5 SUNNY ACRES S/D UNIT 2.

754-442, 889-2260, LE 1518-592,

SCHRADER JOHN C/SCHRADER LINDA
3139 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

15-5S-16-03622-105

BUILDING CHARACTERISTICS

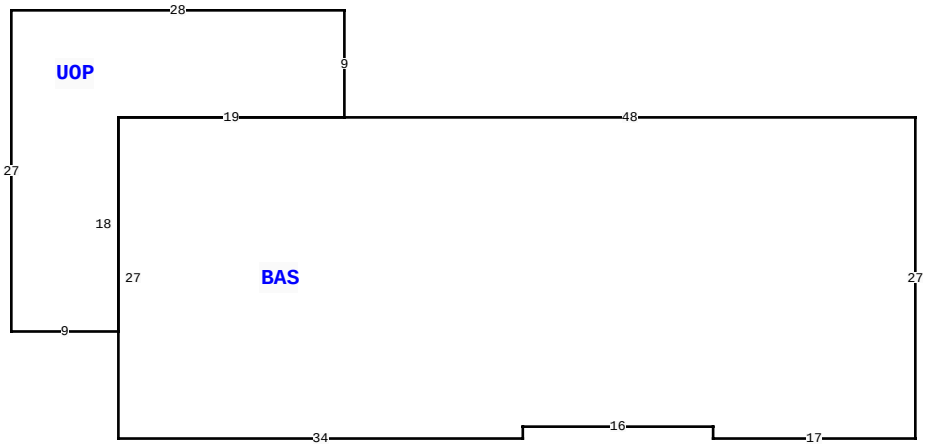
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100		1,793	49,874
UOP	414	25		104	2,893
TOTALS	2,207			1,897	52,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,897	115.9000	69.54	131,917	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1793 HX Base Yr



3173 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	16	20	320.00	UT	7.50	7.50	70	1993	1993	3	70	1,680	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,767
TOTAL MARKET OB/XF VALUE		10,580
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		113,347
SOH/AGL Deduction		49,589
ASSESSED VALUE		63,758
TOTAL EXEMPTION VALUE	HX HB	38,758
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,347

BLDG:1:1: HOMES OF MERIT

XFOB:1:1: 1992 HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/592	6/27/2024	LE	U	I	14	100
GRANTOR: SCHRADER JOHN C						
GRANTEE: SCHRADER JOHN C (EN						
0754/0442	2/01/1991	CD	U	V	13	16,000
GRANTOR: BULLARD-DEAS						
GRANTEE: JOHN SCHRADER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= N9 W28 S27 E9 N18 E19$ W19 S27 E34 N1 E16 S1 E17 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,580

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/18/2026 BY KS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS