LOT 73 HI-DRI ACRES UNIT 2.
348-317, DC 1207-2307, PB 1207-2

SHAN SUZANNE K/ABRAJANO MICHELLE R
3703 SW MAULDIN AVE
LAKE CITY, FL 32024

2027

15-5S-16-03626-073

BUILDING CHARACTERISTICS

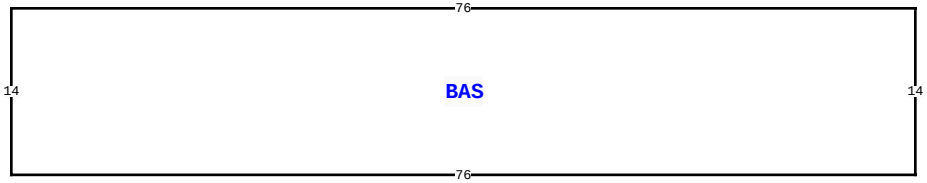
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	62,534
TOTALS	1,064			1,064	62,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	114.9000	106.86	113,699	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1064 HX Base Yr 2020



3703 SW MAULDIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,534
TOTAL MARKET OB/XF VALUE	12,600
TOTAL LAND VALUE - MARKET	34,880
TOTAL MARKET VALUE	110,014
SOH/AGL Deduction	49,616
ASSESSED VALUE	60,398
TOTAL EXEMPTION VALUE	HX HB SX WX 60,398
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	110,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,688

PRCL:0:7: TAGS PURCHASED FOR SINGLE WIDE

XFOB:1:1: SEABREEZE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043824	Roof Replacement	9,000	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2024	10/10/2020	WD	U	I	30	100
GRANTOR: SUZANNE K SHAN & DIAN						
GRANTEE: SUZANNE K SHAN & MI						
1406/2071	2/10/2020	WD	U	I	30	100
GRANTOR: SUZANNE K SHAN & DIAN						
GRANTEE: SUZANNE K SHAN & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	0060	CARPORT F	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0285	SALVAGE	0	100	24	56	1.00	UT	0.00	0.00	100	1975	1975	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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			0.00	0.00	2.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,880							

REVIEW DATE 02/18/2026 BY KS Total Acres: 2.18 Total Land Value: 34,880 Market: 0 Agricultural: 0 Common: 34,880 PRINTED 11/17/2026 BY SYS