

LOT 3 MAXWELL SQUARE S/D.  
WD 1200-2212, LE 1341-115, LE 15

SISTRUNK MARY CAROLYN  
344 SW STEWART LP  
LAKE CITY, FL 32024

**2026**

25-4S-16-03170-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	
TOTALS	1,860		1,860 140,583

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MODULAR	1	100%	2015	Heated Area: 1860			HX Base Yr 2015																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; text-align: center;">60</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; text-align: center;">60</div> <div style="position: absolute; left: 0; top: 50%; transform: translateY(-50%); text-align: center;">31</div> <div style="position: absolute; right: 0; top: 50%; transform: translateY(-50%); text-align: center;">31</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026		MLU
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			04/14/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			140,583
TOTAL MARKET OB/XF VALUE			7,675
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			170,758
SOH/AGL Deduction			45,190
ASSESSED VALUE			125,568
TOTAL EXEMPTION VALUE	HX HB WX DX SX		111,411
BASE TAXABLE VALUE			14,157
TOTAL JUST VALUE			170,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31911	SFR	450	04/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2159	2/18/2025	LE U		I	14	100
GRANTOR: SISTRUNK MARY CAROLYN						
GRANTEE: SISTRUNK TYLER ROY						
1341/0115	7/18/2017	LE U		I	14	100
GRANTOR: MARY CAROLYN SISTRUNK						
GRANTEE: RALEIGH R SISTRUNK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S31 E60 N31\$.	

EXTRA FEATURES																
L N	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	0031	BARN, MT AE	0	100	18	25			9.00	100	2011	2011	3	100	4,050	
2	0060	CARPORT F	0	100	14	25		3.50	3.50	100	2014	2014	3	100	1,225	
3	0120	CLFENCE 4	0	100	0	0		0.00	0.00	100	2014	2014	3	100	1,000	
4	0166	CONC, PAVMT	0	100	0	0		0.00	0.00	100	2014	2014	3	100	200	
5	0190	FPLC PF	0	100	0	0		1,200.00	1,200.00	100	2014	2014	3	100	1,200	
TOTALS													7,675			

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0201	C	MOD HOME	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							