

**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 11/27/2025

Parcel: << 10-5S-16-03525-113 (46385) >>

**Owner & Property Info**

Result: 18 of 49

Owner	<b>SIMMONS ERIC D JR</b> 2951 SW MAULDIN AVE LAKE CITY, FL 32024		
Site	2951 SW MAULDIN AVE, LAKE CITY		
Description*	W 417 FT OF LOT 3 SUNNY ACRES S/D UNIT 1. 922-856,858, QC 1105-779, WD 1134-302, DC 1430-341, WD 1430-343, QC 1499-2735		
Area	2.42 AC	S/T/R	10-5S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

**Property & Assessment Values**

2025 Certified Values		2026 Working Values	
Mkt Land	\$24,200	Mkt Land	\$36,300
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$163,848
XFOB	\$0	XFOB	\$7,000
Just	\$24,200	Just	\$207,148
Class	\$0	Class	\$0
Appraised	\$24,200	Appraised	\$207,148
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$24,200	Assessed	\$207,148
Exempt	\$0	Exempt	HX HB \$50,722
Total Taxable	county:\$24,200 city:\$0 other:\$0 school:\$24,200	Total Taxable	county:\$156,426 city:\$0 other:\$0 school:\$182,148

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/2/2023	\$100	1499 / 2735	QC	V	U	11

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	2025	1488	1488	\$163,848

\*Bldg\_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
9945	Well/Sept	2024	\$7,000.00	1.00	x

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	2.420 AC	1.0000/1.0000 1.0000/ /	\$15,000 /AC	\$36,300

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