E1/2 LOT 37 HI-DRI ACRES UNIT 2.
558-71, 917-139, WD 1022-2374, W

SUWANNEE VALLEY PROPERTIES INC
8177 260TH TER
BRANDFORD, FL 32008

2026

15-5S-16-03626-163

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

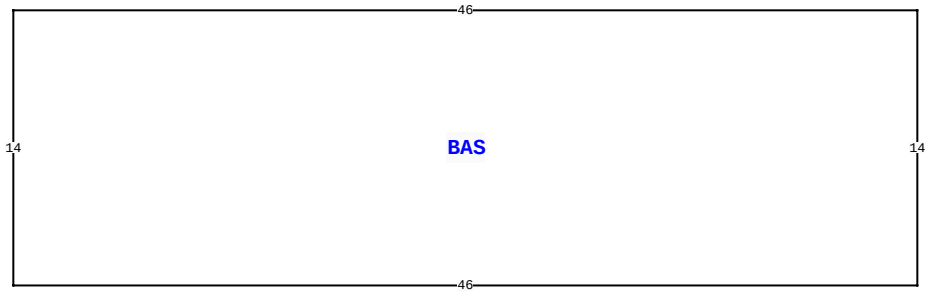
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	13,122
TOTALS	644			644	13,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	84.9000	50.94	32,805	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 644 HX Base Yr



228 SW CONDOR PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,122
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	14,420
TOTAL MARKET VALUE	35,042
SOH/AGL Deduction	0
ASSESSED VALUE	35,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,042
TOTAL JUST VALUE	35,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15364	M H	125	04/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1939	8/23/2023	QC	U	I	11	100
GRANTOR: FLOWERS DAVID						
GRANTEE: SUWANNEE VALLEY PRO						
1358/2258	5/15/2019	AG	U	I	21	45,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: DAVID & KAREN FLOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0			0.00	0.00	1.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,420							

REVIEW DATE 10/07/2019 BY BC Total Acres: 1.03 Total Land Value: 14,420 Market: 0 Agricultural: 0 Common: 14,420 PRINTED 11/21/2025 BY SYS