

COMM SE COR OF NW1/4, RUN N 60 F
RUN W 823.11 FT TO E R/W OF RD,
R/W 1514.05 FT, NE'LY 305.93 FT

SUWANNEE VALLEY RESORT LLC
786 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

2026

18-2S-16-01638-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	25	MOD METAL 100	5800	06	6,840	131.2495	70.87	484,751	1974	1975	0	0	0	50.00	50.00	VALUATION BY STANDARD													
Roof Structur	09	RIDGE FRME 100	1 REC FACIL 0% - 0													Heated Area: 6150													
Roof Cover	14	PREFIN MT 100														HX Base Yr													
Interior Wall	04	PLYWOOD 100																											
Interior Floo	07	CORK/VTILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	09	ENG F AIR 100																											
Plumbing	27	100																											
Frame	05	STEEL 100																											
Story Height	20	100																											
RMS	6	100																											
Stories	1.	1. 100																											
Units	0	100																											
Condition Adj	03	03 100																											
Quality			05	05																									
DOR CODE			3600 CAMPS																										
MAP NUM																		MKT AREA		03									
NEIGHBORHOOD/LOC			18216.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,150	100		1,150	40,751																								
BAS	1,150	100		1,150	40,751																								
BAS	3,850	100		3,850	136,425																								
CAN	2,300	30		690	24,450																								
TOTALS			8,450		6,840	242,376																							
EXTRA FEATURES			786 NW STEPHEN FOSTER DR, WHITE SPRINGS																										
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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	780													
2	0270	POOL COMM	0	0	0	0	1.00	UT	85.00	85.00	100	0	0	3	100	20,000													
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	680													
4	9915	RV SITE	0	0	0	0	97.00	UT	3,000.00	3,000.00	100	0	0	3	100	291,000													
5	0296	SHED METAL	0	0	24	50	1,200.00	UT	9.00	9.00	100	2018	2018	3	100	10,800													
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000													
7	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000													
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400													
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400													
10	0040	BARN, POLE	0	0	20	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500													
LAND DESCRIPTION			TOTAL OB/XF 331,560																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	8220	C	RECREATION	0		00	0.00	0.00	29.30	AC		1.00	1.00	1.50	4,500.00	6,750.00	197,775												
REVIEW DATE 07/21/2025 BY chuck Total Acres: 29.30 Total Land Value: 197,775 Market: 0 Agricultural: 0 Common: 197,775 PRINTED 09/30/2025 BY SYS																													

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