

LOT 20 SPRINGVILLE ACRES S/D.  
ORB 681-759, 924-1671,

PATRICK NANCY A  
3325 NW SUWANNEE VALLEY RD  
LAKE CITY, FL 32055

2025

19-2S-16-01655-120



| 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  | PAGE 1 of 1 3 |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | VINYL SID 100  | 0201                                                                                                                                                       | 02  | 1,530     | 117.9000           | 110.83         | 169,570        | 2002        | 2002      | 0    | 0         | 0      | 45.00   | 55.00         | VALUATION SUMMARY                 |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 MANUF 1 100% - 2007                                                                                                                                      |     |           |                    |                |                |             |           |      |           |        |         |               | Heated Area: 1512 HX Base Yr 2007 |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 14               | PREFIN MT 100  | <div><div>27</div><div>56</div><div>27</div><div>46</div><div>10</div><div>12</div><div>6</div><div>6</div><div>12</div><div>BAS</div><div>UOP</div></div> |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                   |                  | 3 100          |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Architectual                                                                                                                               | 01               | CONV 100       |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100          |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Condition Adj                                                                                                                              | 03               | 03 100         |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 01               | 01 100         |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| Quality 05 05                                                                                                                              |                  |                | <div><div>27</div><div>56</div><div>27</div><div>46</div><div>10</div><div>12</div><div>6</div><div>6</div><div>12</div><div>BAS</div><div>UOP</div></div> |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| DOR CODE 0200 MOBILE HOME                                                                                                                  |                  |                |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  | MKT AREA       |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  | 03                                    |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 19216.030 1.00/                                                                                                           |                  |                |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  | YEAR                                  | TOT ADJ AREA | SUBAREA MARKET VALUE |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 1,512            | 100            |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       | 1,512        | 92,166               |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                        | 72               | 25             |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       | 18           | 1,097                |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| TOTALS 1,584                                                                                                                               |                  |                |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       | 1,530        | 93,264               |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  | 3325 NW SUWANNEE VALLEY RD, LAKE CITY |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 0190             | FPLC PF        | 0 100                                                                                                                                                      | 0   | 0         | 1.00               | UT             | 1,200.00       | 1,200.00    | 100       | 2005 | 2005      | 3      | 100     | 1,200         |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0296             | SHED METAL     | 0 100                                                                                                                                                      | 0   | 0         | 1.00               | UT             | 0.00           | 0.00        | 100       | 2005 | 2005      | 3      | 100     | 500           |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 9945             | Well/Sept      | 0 100                                                                                                                                                      | 0   | 0         | 1.00               | UT             | 7,000.00       | 7,000.00    | 100       |      |           | 3      | 100     | 7,000         |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   | TOTAL OB/XF 8,700 |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 0200             | C              | MBL HM                                                                                                                                                     | 100 |           | A-1                | 0.00           | 0.00           | 1.00        | LT        |      | 1.00      | 1.00   | 1.00    | 35,000.00     | 35,000.00                         | 35,000            |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 11/15/2022 BY KS Total Acres: 4.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/22/2025 BY SYS |                  |                |                                                                                                                                                            |     |           |                    |                |                |             |           |      |           |        |         |               |                                   |                   |                             |                          |         |      |     |    |        |  |  |  |                                       |              |                      |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |  |  |  |  |