

FOWLER LEONA/FOWLER RODNEY
3061 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

19-2S-16-01655-126

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
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 Units	01	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality		05	05		
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	2,052	100		2,052	122,961
UOP	288	25		72	4,314

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,124	115.9000	108.95	231,410	1998	1998	0	0	0	45.00	55.00	
1 MANUF 1		100% - 2007		Heated Area: 2052				HX Base Yr 2007					

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COLUMBIA COUNTY PROPERTY														PAGE 1 of 1				3
VALUATION SUMMARY															STANDARD			
VALUATION BY												Tax Group: 3			Tax Dist:			
BUILDING MARKET VALUE															127,276			
TOTAL MARKET OB/XF VALUE															24,416			
TOTAL LAND VALUE - MARKET															29,375			
TOTAL MARKET VALUE															181,067			
SOH/AGL Deduction															92,037			
ASSESSED VALUE															89,030			
TOTAL EXEMPTION VALUE												HX HB			50,722			
BASE TAXABLE VALUE															38,308			
TOTAL JUST VALUE															181,067			
NCON VALUE															0			
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE															181,067			

SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q U / I /		V I		RSN CD		SALE PRICE	
1339/2069		6/28/2017		WD		U		I		11		100	
GRANTOR: HENRY E HARRELL JR &													
GRANTEE: LEONA & RODNEY FOWL													
1102/0725		11/06/2006		WD		Q		V				42,000	
GRANTOR: HENRY E HARRELL JR &													
GRANTEE: LEONA & RODNEY FOWL													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W50 UOP= N12 W24 S12 E24\$ W26 S27 E76 N27\$.													

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	0296	SHED METAL	0 100	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
8	0100	ELEV. PASS	0 100	0	0	1.00	UT	9,500.00	9,500.00	100	2023	2022		100	9,500	

LAND DESCRIPTION														TOTAL OB/XF										24,416									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.27	AC		1.00	1.00	1.00	12,500.00	12,500.00	15,875																
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	12,500.00	12,500.00	13,500																

REVIEW DATE	11/15/2022	BY	KS	Total Acres:	2.35	Total Land Value:	29,375	Market:	0	Agricultural:	0	Common:	29,375	PRINTED 10/03/2025 BY SYS									
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