

COM SW COR OF SW1/4 OF SE1/4,
RUN N 52.22 FT TO A PT ON N
R/W OF NW SUWANNEE VALLEY RD,

CHANCE DENNIS M
2835 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

19-2S-16-01655-212



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	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	19216.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	71,907
TOTALS	1,200			1,200	71,907

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
2	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,200	115.9000	108.95	130,740	1986	1986	0	0	45.00	55.00
1 MANUF 1 100% - 2023 Heated Area: 1200 HX Base Yr 2023											
2835 NW SUWANNEE VALLEY RD, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
										12/15/2022	MLU

TOTAL OB/XF										7,400
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100
2	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	300
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	7,000

TOTAL OB/XF										7,400
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100
2	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	300
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	7,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		71,907			
TOTAL MARKET OB/XF VALUE		7,400			
TOTAL LAND VALUE - MARKET		12,000			
TOTAL MARKET VALUE		91,307			
SOH/AGL Deduction		28,614			
ASSESSED VALUE		62,693			
TOTAL EXEMPTION VALUE		37,693			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		91,307			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		91,307			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17077	M H	135	06/13/2000
15296	M H	125	03/26/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1354/1557	2/28/2018	WD	Q	I	01
GRANTOR: KEITH & DIANE FREEMAN					
GRANTEE: DENNIS M CHANCE					
1288/0367	1/21/2015	WD	U	I	30
GRANTOR: ROOSEVELT A CURRY					
GRANTEE: KEITH & DIANE FREEM					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W50 S24 E50 N24\$.									