(AKA LOT 2 LEVINGS S/D UNREC): C
SW1/4 OF SW1/4, E 442.63 FT FOR
441.43 FT, S 1303.52 FT TO N R/W

TROYANO KEVIN
2417 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

20-2S-16-01660-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

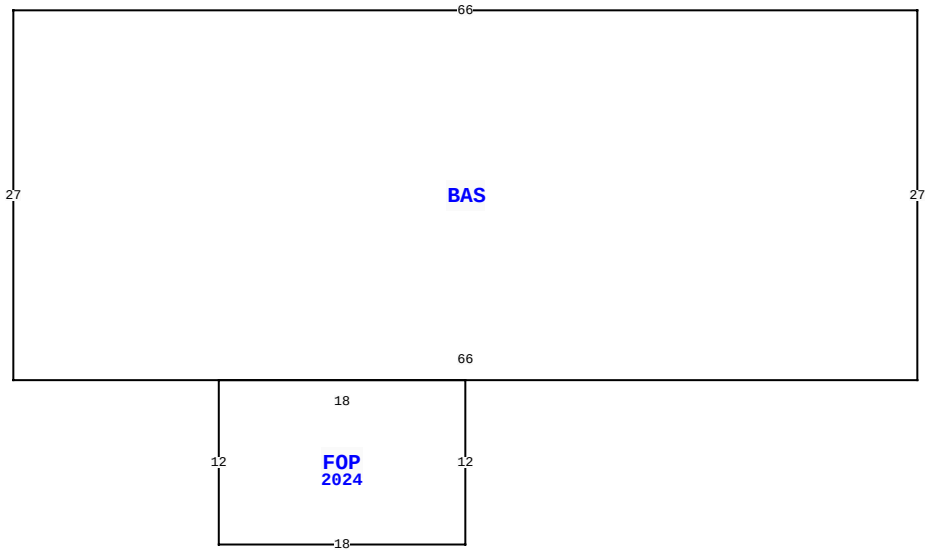
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	128,374
FOP	216	35	2024	76	5,475
TOTALS	1,998			1,858	133,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,858	117.9000	110.83	205,922	2004	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 1782 HX Base Yr 2025



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/14/2025 MLU
AG DATE	

2417 NW SUWANNEE VALLEY RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,849
TOTAL MARKET OB/XF VALUE		9,850
TOTAL LAND VALUE - MARKET		58,036
TOTAL MARKET VALUE		201,735
SOH/AGL Deduction		0
ASSESSED VALUE		201,735
TOTAL EXEMPTION VALUE	HX HB 13	201,735
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21190	M H	147	10/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1674	2/19/2024	WD	Q	I	01	240,000
GRANTOR: DEMPSEY DAVID						
GRANTEE: TROYANO KEVIN						
1503/1464	11/27/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ALVIN						
GRANTEE: DEMPSEY DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-10] W66 S27 E66 N27 $
FOP=[YR=2024;ORIG=-33,17] S12 W18 N12 E18 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 9,850

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	100		A-1	0.00	0.00	13.19	AC		1.00	1.00	0.80	5,500.00	4,400.00	58,036							

REVIEW DATE 03/01/2024 BY TP Total Acres: 13.19 Total Land Value: 58,036 Market: 0 Agricultural: 0 Common: 58,036 PRINTED 11/19/2025 BY SYS