AKA LOT 3 LEVINGS S/D UNREC: COM
SW1/4 OF SW1/4, RUN E 884.06 FT
439.25 FT, S 1306.71 FT TO N R/W

DURDEN TABITHA IRENE/GREENE TINA
365 NW FIDDLERS LN
LAKE CITY, FL 32055

2026

20-2S-16-01660-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

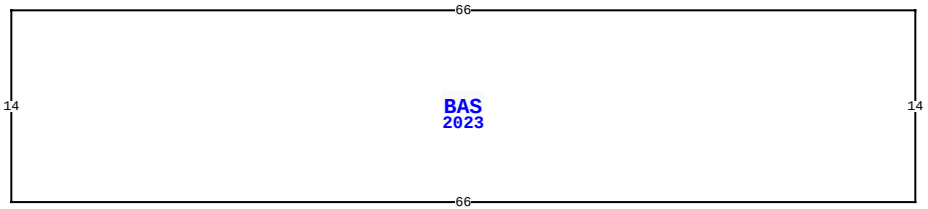
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	924	100	2023	924	21,622
TOTALS	924			924	21,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	97.5000	58.50	54,054	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,622
TOTAL MARKET OB/XF VALUE	12,800
TOTAL LAND VALUE - MARKET	50,782
TOTAL MARKET VALUE	85,204
SOH/AGL Deduction	0
ASSESSED VALUE	85,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,204
TOTAL JUST VALUE	85,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043358	Mobile Home		12/10/2021
31134	M H	491	06/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/726	6/14/2022	WD	U	I	34	69,900
GRANTOR: FBD INC						
GRANTEE: DURDEN TABITHA IREN						
1241/1444	9/10/2012	QC	U	V	11	30,700
GRANTOR: SWEAT & KENNY						
GRANTEE: FBD INC						

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

2351 NW SUWANNEE VALLEY RD, LAKE CITY

BUILDING NOTES

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,17] E66 S14 W66 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	0		A-1	0.00	0.00	13.19	AC		1.00	1.00	0.70	5,500.00	3,850.00	50,782							

REVIEW DATE 11/16/2022 BY KS Total Acres: 13.19 Total Land Value: 50,782 Market: 0 Agricultural: 0 Common: 50,782 PRINTED 11/19/2025 BY SYS