COMM SW COR OF SEC, RUN N 30 FT
SUWANNEE VALLEY RD, E ALONG R/W
FOR POB, CONT E 275.92 FT, N 473

GRIFFIN MICHAEL/GRIFFIN JENNIFER
1453 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01681-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

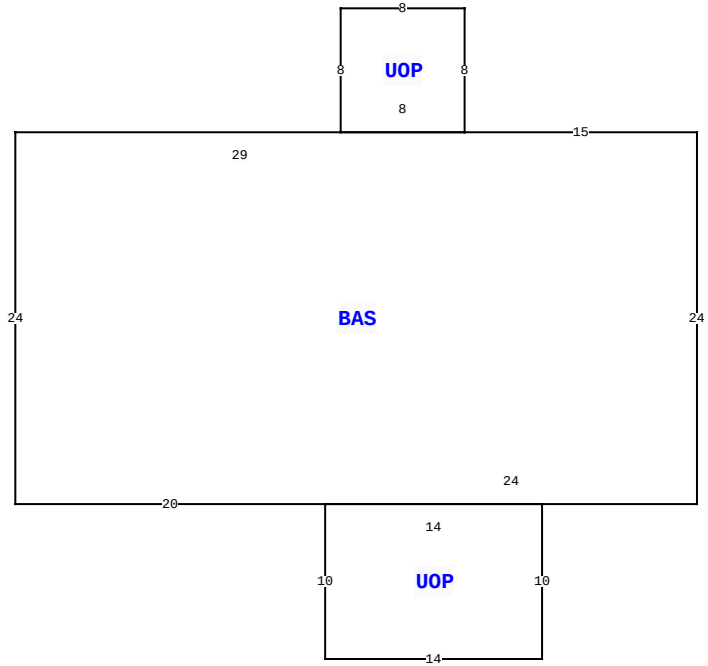
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	63,330
UOP	64	25		16	960
UOP	140	25		35	2,099
TOTALS	1,260			1,107	66,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,107	116.0000	109.04	120,707	1985	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1056 HX Base Yr 2019



1453 NW SUWANNEE VALLEY RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,389
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		95,889
SOH/AGL Deduction		31,453
ASSESSED VALUE		64,436
TOTAL EXEMPTION VALUE	HX HB WX	44,436
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		95,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,889

XFOB:1:1: REGAL ID#3B44R41717A & B ORB 769-1372

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1350/1108	12/21/2017	WD	Q	I	01	59,900
GRANTOR: TONY & SAMEERA GHAWI						
GRANTEE: MICHAEL & JENNIFER						
1145/2173	3/14/2008	WD	Q	I		53,000
GRANTOR: TERRY S WEST						
GRANTEE: TONY & SAMEERA GHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N8 W8 S8 E8$ W29 S24 E20 UOP= S10 E14 N10 W14$ E24 N24$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

REVIEW DATE 12/06/2022 BY KS Total Acres: 3.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS