THE N 437.39 FT OF SE1/4 OF SW1/
830.15 FT. ALSO, THE W 830.15 FT
OF SW1/4, EX THE S 827.92 FT.

MARSHALL MARILYNN L
797 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01685-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

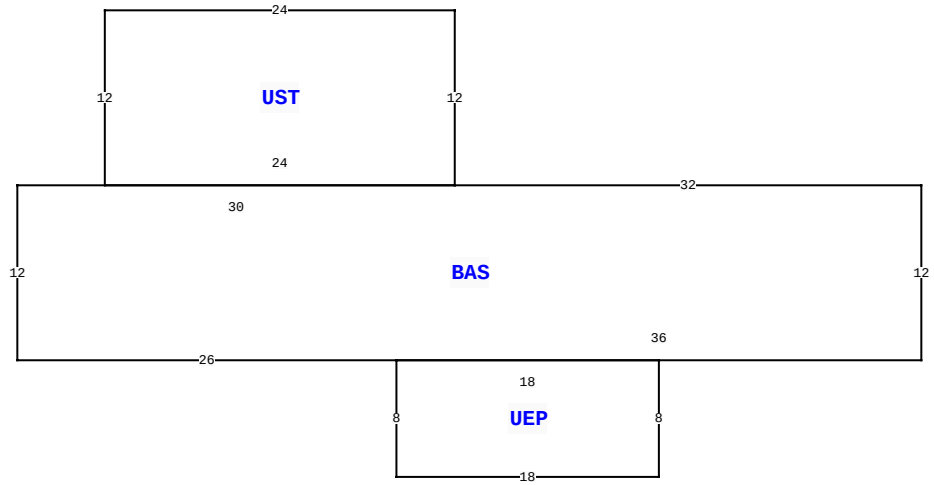
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	744	100		744	13,002
UEP	144	70		101	1,765
UST	288	45		130	2,272
TOTALS	1,176			975	17,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	975	72.8190	43.69	42,598	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 744 HX Base Yr 2000



797 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		17,039
TOTAL MARKET OB/XF VALUE		14,450
TOTAL LAND VALUE - MARKET		81,675
TOTAL MARKET VALUE		113,164
SOH/AGL Deduction		45,268
ASSESSED VALUE		67,896
TOTAL EXEMPTION VALUE	HX HB WX	47,896
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		113,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/517	6/29/2021	WD	U	I	11	100
GRANTOR: MARSHALL MELVIN M						
GRANTEE: MARSHALL MELVIN M						
0841/0385	6/21/1997	WD	U	I	32	49,900
GRANTOR: COOK						
GRANTEE: MARSHALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= N12 W24 S12 E24$ W30 S12 E26 UEP= S8 E18 N8 W18$ E36 N12$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2008	2008	3	100	2,880	
5	0263	PRCH,USP	0	100	11	16	176.00	UT	5.00	5.00	100	2018	2018	3	100	880	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2018	2018	3	100	540	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 14,450

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	14.85	AC		1.00	1.00	1.00	5,500.00	5,500.00	81,675							

REVIEW DATE 12/06/2022 BY KS Total Acres: 14.85 Total Land Value: 81,675 Market: 0 Agricultural: 0 Common: 81,675 PRINTED 11/19/2025 BY SYS