THE S 435.20 FT OF N 872.59 FT O
FT OF SE1/4 OF SW1/4.

REGISTER KASEY L
897 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01685-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

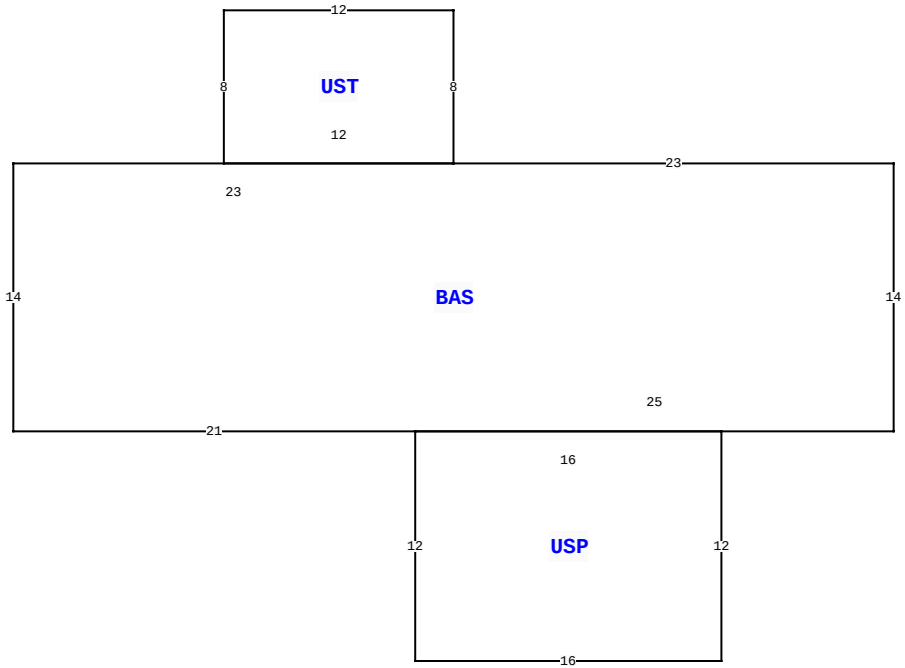
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 21216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	12,277
USP	192	35		67	1,277
UST	96	45		43	820
TOTALS	932			754	14,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	754	79.4250	47.66	35,936	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2018 Heated Area: 644 HX Base Yr 2018



897 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,089
TOTAL MARKET OB/XF VALUE		15,700
TOTAL LAND VALUE - MARKET		35,070
TOTAL MARKET VALUE		103,859
SOH/AGL Deduction		23,989
ASSESSED VALUE		79,870
TOTAL EXEMPTION VALUE	HX HB	36,148
BASE TAXABLE VALUE		43,722
TOTAL JUST VALUE		103,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,154

SALE:1:1: DICKS OWNS SUWANCOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28727	M H	395	07/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1332/2655	3/16/2017	WD	U	I	30	19,000
GRANTOR: CECIL REGISTER						
GRANTEE: KASEY L REGISTER						
1230/2383	3/05/2012	WD	U	I	30	21,000
GRANTOR: NANCY GOODWIN						
GRANTEE: CECIL REGISTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UST= N8 W12 S8 E12$ W23 S14 E21 USP= S12 E16 N12 W16$ E25 N14$.

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	0040	BARN,POLE	0	100	30	50	1,500.00	UT	3.00	3.00	100	2008	2008	3	100	4,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	4.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,070							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 12/06/2022 BY JD Total Acres: 5.01 Total Land Value: 35,070 Market: 0 Agricultural: 0 Common: 35,070 PRINTED 10/03/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

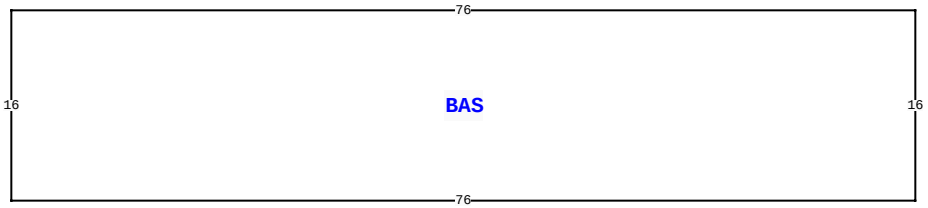
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	38,715
TOTALS	1,216			1,216	38,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	112.9000	67.74	82,372	2005	2005	0	0	0	53.00	47.00

2 MOBILE HME 100% - 2018 Heated Area: 1216 HX Base Yr 2018



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1230/2383	3/05/2012	WD	U	I	30	21,000
GRANTOR: NANCY GOODWIN						
GRANTEE: CECIL REGISTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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