

LOT 4 BLK A SUWANNEE HILLS S/D E
SW COR OF SAID LOT 4, NW 321.61
272.24 FT, SE 321.61 FT, SW 272.

RANDALL BERNICE ELIZABETH
476 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01689-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	0200MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	21216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100		1,578	135,582
FOP	204	35		71	6,100
TOTALS	1,782			1,649	141,683

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0070	CARPORT UF	0	100	20	30	600.00	UT	3.00	3.00	
5	0296	SHED METAL	0	100	12	16	192.00	UT	3.60	3.60	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT	

REVIEW DATE 12/06/2022 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,649	115.7000	108.76	179,345	1998	2015	0	0	21.00	79.00	
1 MANUF 1 100% - 2019												
Heated Area: 1578												
HX Base Yr 2019												

TOTAL OB/XF 12,941													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1997	1997
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0070	CARPORT UF	0	100	20	30	600.00	UT	3.00	3.00	100	1997	1997
5	0296	SHED METAL	0	100	12	16	192.00	UT	3.60	3.60	100	2008	2008
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998

TOTAL OB/XF 12,941													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	LT		1.00	1.00

Total Acres: 3.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 3													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 141,683													
TOTAL MARKET OB/XF VALUE 12,941													
TOTAL LAND VALUE - MARKET 12,500													
TOTAL MARKET VALUE 167,124													
SOH/AGL Deduction 66,749													
ASSESSED VALUE 100,375													
TOTAL EXEMPTION VALUE HX HB 50,722													
BASE TAXABLE VALUE 49,653													
TOTAL JUST VALUE 167,124													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 172,504													
PRMT:1:1: MAHONY													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1370/0096 10/04/2018 WD Q I 01 94,000													
GRANTOR: DANA HOBBS													
GRANTEE: BERNICE ELIZABETH R													
1357/1021 4/06/2018 WD Q I 01 40,000													
GRANTOR: BARBARA MAHONY, ANDRE													
GRANTEE: DANA HOBBS													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W66 S27 E54 FOP= E12 N17 W12 S17\$ N17 E12 N10\$.													

PRINTED 11/19/2025 BY SYS