LOT 5 BLOCK A SUWANNEE HILLS S/D
ORB 797-852, 858-1663, 862-005,

MERRICK JESSE L/MERRICK BARBARA J
490 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01689-105

BUILDING CHARACTERISTICS

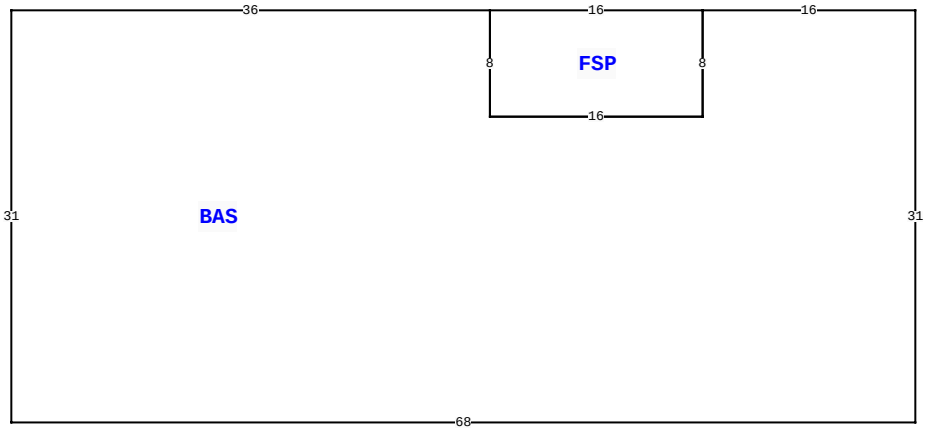
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	21216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	48,716
FSP	128	40		51	1,255
TOTALS	2,108			2,031	49,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,031	102.5100	61.51	124,927	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1980 HX Base Yr 1999



490 NW SUWANNEE VALLEY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		49,971
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		99,371
SOH/AGL Deduction		37,901
ASSESSED VALUE		61,470
TOTAL EXEMPTION VALUE	HX HB	36,470
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,371

SALE:3:1: LOT 5 BLOCK A SUWANNEE HILLS

SALE:2:1: BACK TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044327	Roof Replacement	12,127	05/02/2022
14294	M H	125	07/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0862/0005	6/26/1998	WD	Q	V		14,000
GRANTOR: ROGERS & WOODLAND						
GRANTEE: MERRICK						
0858/1663	4/15/1998	SW	Q	V	01	9,700
GRANTOR: MCCRAY						
GRANTEE: ROGERS & WOODLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W16 S8 E16 N8$S8 W16 N8 W36 S31 E68 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
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	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/06/2022 BY JD Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/03/2025 BY SYS