LOT 9 BLOCK A SUWANNEE HILLS S/D
1 AC DESC ORB 1134-2372.

TUNSIL WINNIE
784 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01689-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

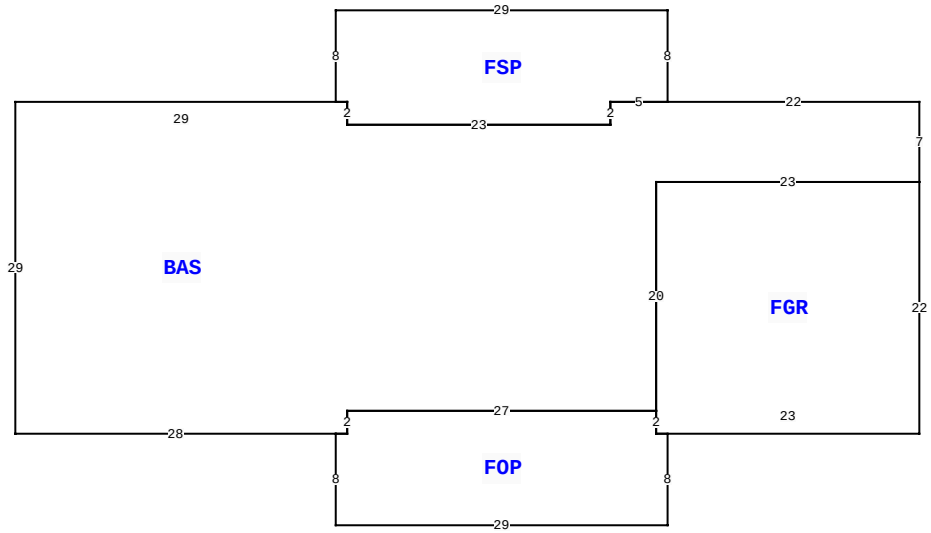
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,685	100		1,685	182,537
FGR	506	55		278	30,116
FOP	286	30		86	9,316
FSP	278	40		111	12,025
TOTALS	2,755			2,160	233,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	127.2640	142.54	307,886	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1685 HX Base Yr 2002



876 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,993
TOTAL MARKET OB/XF VALUE		2,580
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		264,573
SOH/AGL Deduction		87,012
ASSESSED VALUE		177,561
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		71,839
TOTAL JUST VALUE		264,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049152	Roof Replacement	22,800	02/02/2024
17738	SFR	301	12/12/2000
17537	PUMP/UTPOL	30	10/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0879/1013	3/11/1999	TD	Q	V	01	11,000
GRANTOR: TRUSTEE OF BANKRUPTCY						
GRANTEE: WINNIE TUNSIL						
0775/0692	3/23/1993	WD	Q	V		10,500
GRANTOR: ROGERS-WOODLAND						
GRANTEE: BRUCE A DAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N8 W29 S8 E1 S2 E23 N2 E5$ W5 S2 W23 N2 W29 S29 E28 FOP= S8 E29 N8 W1 N2 W27 S2 W1$ E1 N2 E27 FGR= S2 E23 N22 W23 S20$ N20 E23 N7$.

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	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	2000	2000	3	100	600	
2	0166	CONC,PAVMT	0	100	16	20	320.00	UT	1.50	1.50	100	2001	2001	3	100	480	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,580

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	0100	C	SFR	100		A-1	0.00	0.00	0.80	LT		1.00	1.00	1.00	35,000.00	35,000.00	28,000							

REVIEW DATE 03/25/2024 BY JS Total Acres: 4.01 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS