PART OF LOT 4 BLK A SUWANNEE HIL
S/D DESC AS:
BEG SW COR OF SAID LOT 4, N 17 D

POIRIER SYLVAIN
478 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01689-124

COLUMBIA COUNTY PROPERTY

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 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
Quality	05	05

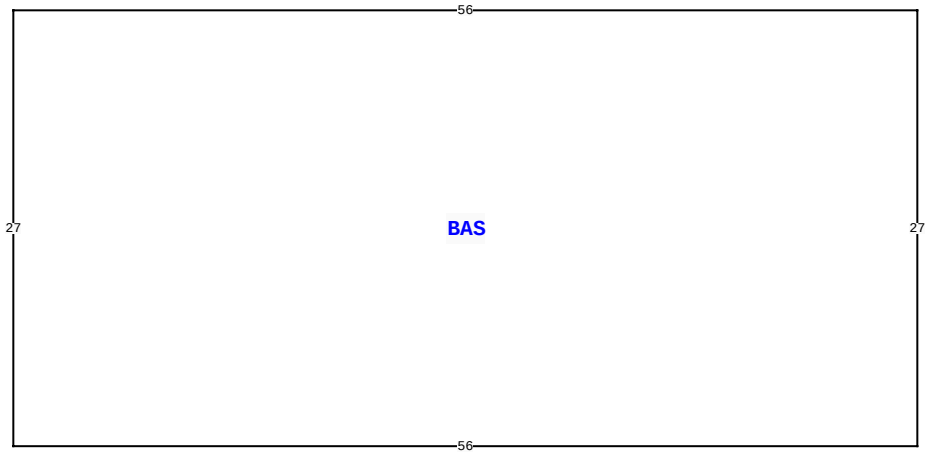
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	95,545
TOTALS	1,512			1,512	95,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.9000	108.95	164,732	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2021 Heated Area: 1512 HX Base Yr 2021



478 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,545
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		115,545
SOH/AGL Deduction		29,849
ASSESSED VALUE		85,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,974
TOTAL JUST VALUE		115,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26848	M H	537	03/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/2697	1/17/2019	WD	U	I	18	50,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: SYLVAIN POIRIER						
1371/2140	9/26/2018	WD	U	I	12	0
GRANTOR: WELLS FARGO VANK N A						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0.40	LT		1.00	1.00	1.00	25,000.00	25,000.00	10,000							

REVIEW DATE 03/21/2018 BY KR Total Acres: 2.01 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/20/2025 BY SYS