THE S 153.48 FT OF N 460.45 FT O
OF SUWANNEE HILLS S/D.

TUNSIL CAROL ANN
876 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01689-129

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
Quality	05	05

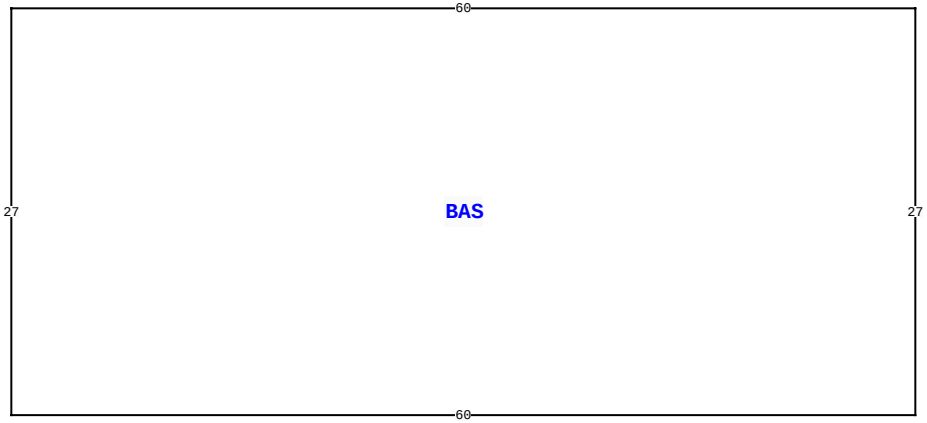
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	100,603
TOTALS	1,620			1,620	100,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	113.9000	107.07	173,453	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2009 Heated Area: 1620 HX Base Yr 2009



808 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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		100,603
TOTAL MARKET OB/XF VALUE		14,408
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		122,511
SOH/AGL Deduction		49,138
ASSESSED VALUE		73,373
TOTAL EXEMPTION VALUE	HX HB	48,373
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050067	Roof Replacement	12,920	06/07/2024
26583	M H	484	01/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/181	8/18/2021	QC	U	I	11	100

GRANTOR: BULLOCK CAROL ANN NKA
GRANTEE: TUNSIL CAROL ANN

1343/2566	8/16/2017	QC	U	V	11	100

GRANTOR: CAROL TUNSIL-RIVERS (
GRANTEE: CAROL ANN & JAMILLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	0296	SHED METAL	0	100	12	10	120.00	UT	12.00	12.00	70	2008	2008	3	70	1,008	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
7	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 14,408

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	0.20	LT		1.00	1.00	1.50	25,000.00	37,500.00	7,500							

REVIEW DATE 06/24/2024 BY JS Total Acres: 1.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/20/2025 BY SYS