LOT 13 BLOCK 25 TOWN OF SUWANNEE
10-309, TD 1110-358, FJ 1127-234

NORTHERN ALACHUA HOLDINGS LLC
20638 NW 78TH AVE
ALACHUA, FL 32615

2026

22-2S-16-01697-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

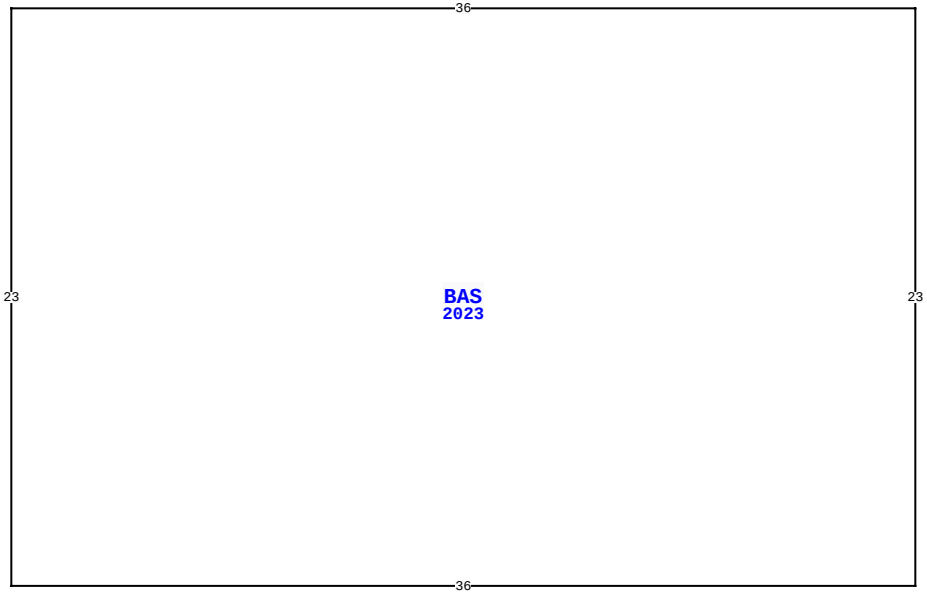
NEIGHBORHOOD/LOC 22216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	2023	828	17,903
TOTALS	828			828	17,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	828	46.5000	28.83	23,871	2015	2015	0	0	0	25.00	75.00

1 STRG/CONV 0% - 2023 Heated Area: 828 HX Base Yr



195 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	23	36	828.00	UT	6.00	6.00	100	2015	2015	3	100	4,968	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	100.00	100.00	100	2023	2022		100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,903
TOTAL MARKET OB/XF VALUE	12,468
TOTAL LAND VALUE - MARKET	12,100
TOTAL MARKET VALUE	42,471
SOH/AGL Deduction	0
ASSESSED VALUE	42,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,471
TOTAL JUST VALUE	42,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28669	M H	468	06/18/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/2338	1/24/2008	WD	Q	V	01	100
GRANTOR: MARK P & NANCY J SULL						
GRANTEE: NORTHERN ALACHUA HO						
1110/0358	2/06/2007	TD	Q	V	01	9,600
GRANTOR: CLERK OF COURTS						
GRANTEE: MARK P & NANCY J SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,19] E36 S23 W36 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,468

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,100.00	12,100.00	12,100							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.27 Total Land Value: 12,100 Market: 0 Agricultural: 0 Common: 12,100 PRINTED 11/19/2025 BY SYS