COMM SW COR OF NW1/4 OF SW1/4, R
FOR POB, RUN NW 273 FT, NE 198 F
198 FT TO POB. BEING PART OF BLO

MATHER SHERRY SUE/PRESCOTT LYNN VIRGINIA
184 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

22-2S-16-01698-000

BUILDING CHARACTERISTICS

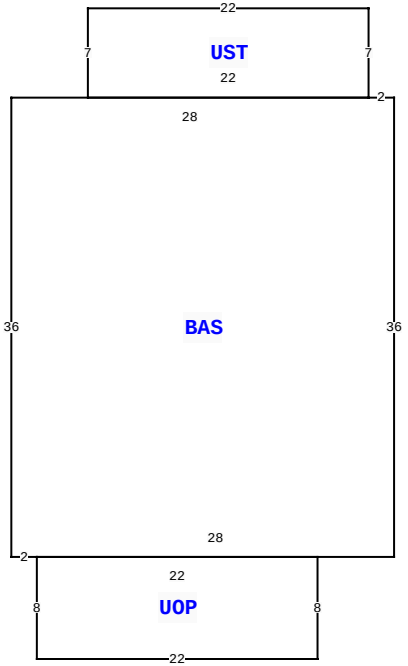
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	1,080	100		1,080	31,274
UOP	176	20		35	1,013
UST	154	45		69	1,998
TOTALS	1,410			1,184	34,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,184	39.7800	44.55	52,747	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 33% - 2008 Heated Area: 1080 HX Base Yr 2008



184 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
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	0294	SHED WOOD/	0	33	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	216	
2	0294	SHED WOOD/	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	33	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,286
TOTAL MARKET OB/XF VALUE		8,116
TOTAL LAND VALUE - MARKET		9,860
TOTAL MARKET VALUE		52,262
SOH/AGL Deduction		23,889
ASSESSED VALUE		28,373
TOTAL EXEMPTION VALUE	HA HAB	5,872
BASE TAXABLE VALUE		22,501
TOTAL JUST VALUE		52,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST= N7 W22 S7 E22$ BAS= W28S36 E2 UOP= S8 E22 N8 W22$ E28 N36 W2$.

LAND DESCRIPTION

TOTAL OB/XF 8,116

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	33		00	0.00	0.00	1.16	AC		1.00	1.00	1.00	8,500.00	8,500.00	9,860							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 1.16 Total Land Value: 9,860 Market: 0 Agricultural: 0 Common: 9,860 PRINTED 11/19/2025 BY SYS