LOT 1 BLOCK C SUWANNEE VALLEY
ESTATES S/D & THAT PART TO THE
C/L OF SW TAD PL LYING S OF

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

22-2S-16-01718-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

109 NW TAD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		13,500
SOH/AGL Deduction		0
ASSESSED VALUE		13,500
TOTAL EXEMPTION VALUE	03	13,500
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,500

XFOB:4:1: FLEETWOOD MH

SALE:1:1: LOTS 1,2 & 3 BLK C SUWANNEE VALLEY ESTAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25385	M H	476	01/09/2007
24270	M H	402	03/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2177	2/23/2015	WD	U	I	18	46,500
GRANTOR: RANDELL BURNHAM & ERM						
GRANTEE: COLUMBIA COUNTY, FL						
1116/1569	4/12/2007	WD	Q	I	01	100
GRANTOR: RANDELL BURNHAM						
GRANTEE: RANDALL BURNHAM & E						

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	8600	C	COUNTY	0		RSF-1	95.00	120.00	1.00	LT		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.26 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/19/2025 BY SYS