LOT 3 BLK D SUWANNEE VALLEY ESTA
517-169, 1040-1902, WD 1065-2163

NORRIS JONATHAN
440 SW ELK GLN
FORT WHITE, FL 32038

2026

22-2S-16-01719-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

175 NW BONITA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	10,500
SOH/AGL Deduction	0
ASSESSED VALUE	10,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,500
TOTAL JUST VALUE	10,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053546	Mobile Home		07/08/2025
000053475	Right-of-Way Acce		06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1596	5/07/2025	QC	U	V	11	100
GRANTOR: JOHNSON ROCKY G						
GRANTEE: NORRIS JONATHAN						
1487/1345	3/30/2023	WD	Q	V	01	32,000
GRANTOR: HOUSTON ERIC						
GRANTEE: JOHNSON ROCKY G						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

REVIEW DATE 04/22/2025 BY MLU Total Acres: 0.29 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/18/2025 BY SYS