LOT 10 BLK D SUWANNEE VALLEY EST

517-169, 1040-1902, WD 1065-2163

TRIAD FINANCIAL SERVICES INC
13901 SUTTON PARK DR, SUITE 300
JACKSONVILLE, FL 32256

2026

22-2S-16-01719-010

BUILDING CHARACTERISTICS

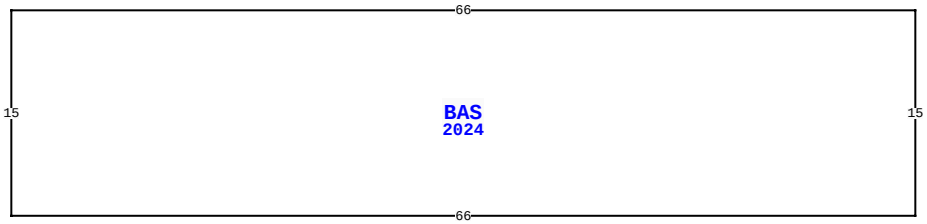
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	990	100	2024	990	88,588
TOTALS	990			990	88,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	990	112.5000	92.25	91,328	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 0% - 2024 Heated Area: 990 HX Base Yr



137 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	88,588
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	106,088
SOH/AGL Deduction	0
ASSESSED VALUE	106,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,088
TOTAL JUST VALUE	106,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047463	Mobile Home		10/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/115	3/12/2025	WD	U	I	12	132,200
GRANTOR: RODOSKY MICHAEL JAY						
GRANTEE: TRIAD FINANCIAL SER						
1493/896	6/20/2023	WD	Q	V	03	11,600
GRANTOR: FLYGUYDON LLC						
GRANTEE: RODOSKY MICHAEL JAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,13] E66 S15 W66 N15 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	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 06/20/2025 BY TP Total Acres: 0.28 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/18/2025 BY SYS