LOT 3 BLOCK F SUWANNEE VALLEY ES
987-1346, 990-2751, WD 1062-1953

SIMS ALEXANDER HALE/SIMS BRIANNA MAURINE
227 NW AUSTIN WAY
LAKE CITY, FL 32055

2026

22-2S-16-01721-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

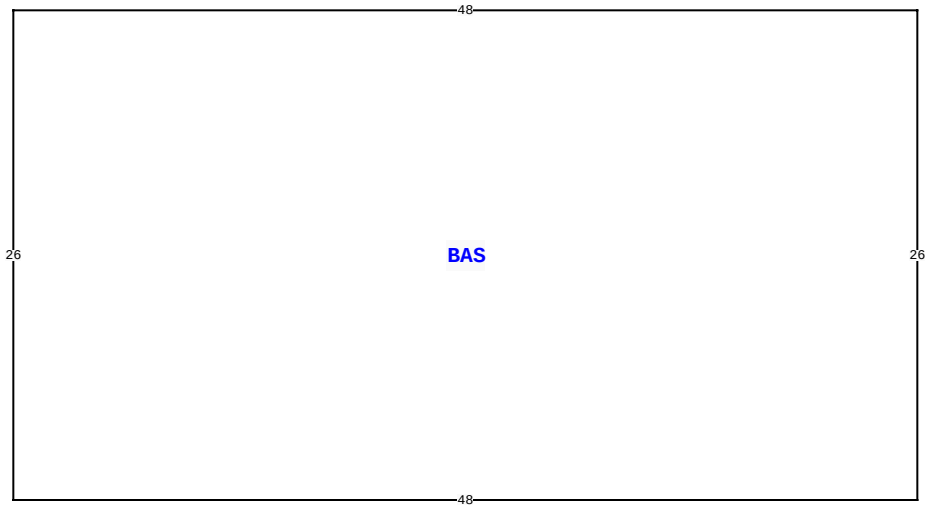
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,248	100		1,248	59,827
TOTALS	1,248			1,248	59,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	92.7200	87.16	108,776	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1248 HX Base Yr



227 NW AUSTIN WAY, 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	59,827
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	79,627
SOH/AGL Deduction	0
ASSESSED VALUE	79,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,627
TOTAL JUST VALUE	79,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23602	SFR	326	09/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1558	3/11/2025	QC	U	I	11	100
GRANTOR: SIMS ALEXANDER HALE						
GRANTEE: SIMS ALEXANDER HALE						
1536/429	3/11/2025	WD	Q	I	01	169,900
GRANTOR: J & J FLORIDA DEVELOP						
GRANTEE: SIMS ALEXANDER HALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

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			3	100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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 07/11/2025 BY TP Total Acres: 0.27 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 10/02/2025 BY SYS