COMM NE COR OF SE1/4 OF SW1/4, R
S 43.81 FT TO R/W OF A CO RD, CO
FT, E 711.21 FT TO W R/W OF CO R

FLEMING JOHN/ALLBRITTON HALLEY
4101 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

24-2S-15-00079-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

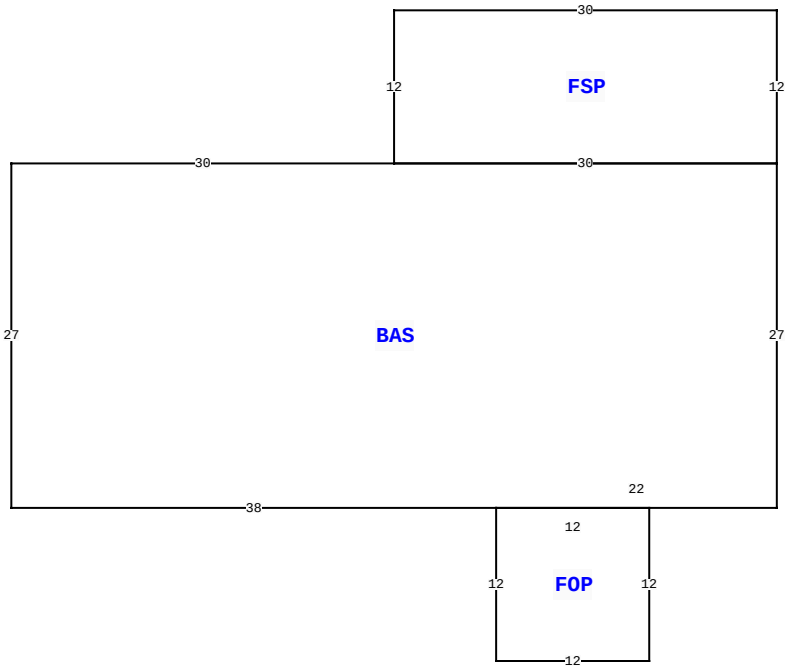
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	24215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	35,737
FOP	144	35		50	1,103
FSP	360	40		144	3,177
TOTALS	2,124			1,814	40,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,814	91.9200	55.15	100,042	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1620 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

4101 NW SUWANNEE VALLEY RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,017
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		35,140
TOTAL MARKET VALUE		82,757
SOH/AGL Deduction		6,985
ASSESSED VALUE		75,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,050
TOTAL JUST VALUE		82,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7940	M H	100	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1498	12/13/2022	WD	U	I	11	0
GRANTOR: FLEMING JOHN						
GRANTEE: FLEMING JOHN						
1322/1094	9/14/2016	WD	U	I	18	25,100
GRANTOR: US BANK TRUST N A, TR						
GRANTEE: JOHN FLEMING (SINGL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S27 E38 FOP= S12 E12 N12 W12$ E22 N27 FSP= N12 W30 S12 E30$ W30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	100		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,140							

REVIEW DATE 11/03/2022 BY JD Total Acres: 5.02 Total Land Value: 35,140 Market: 0 Agricultural: 0 Common: 35,140 PRINTED 11/14/2025 BY SYS