COMM SE COR OF SW1/4 OF SW1/4, R
N 324.4 FT FOR POB, RUN W APPROX
166.66 FT, E 258.29 FT, S 166.06

SUTTON JOYCE LYNN/SUTTON JOSHUA MARTIN
633 NW TURNER AVE
LAKE CITY, FL 32055-7197

2026

27-3S-16-02325-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

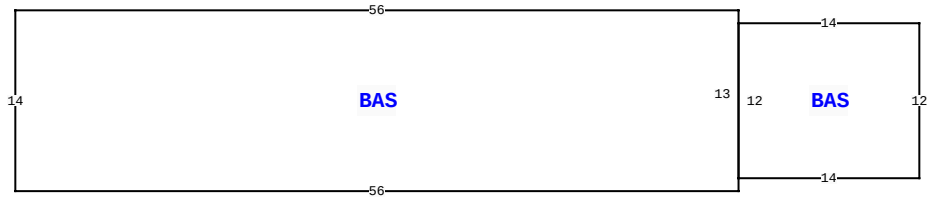
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	3,367
BAS	784	100		784	15,714
TOTALS	952			952	19,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	83.5200	50.11	47,705	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 952 HX Base Yr



631 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		93,313
TOTAL MARKET OB/XF VALUE		14,160
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		120,473
SOH/AGL Deduction		30,314
ASSESSED VALUE		90,159
TOTAL EXEMPTION VALUE	HX HB	38,184
BASE TAXABLE VALUE		51,975
TOTAL JUST VALUE		120,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,473

XFOB:2:1: 1994 VALU MH
BLDG:2:1: VALU MH
PRMT:1:1: 14X52
XFOB:1:1: REDM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20326	ADDN SFR	50	01/17/2003
18859	REMODEL	6,225	10/18/2001
13852	M H	125	04/06/1998
13842	M H	125	04/03/1998
7556	M H	60	09/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/454	3/09/2021	QC	U	I	11	100
GRANTOR: SUTTON JOYCE L						
GRANTEE: SUTTON JOYCE L						
1419/1300	9/15/2020	LE	U	I	14	35,000
GRANTOR: JOYCE L SUTTON (LIFE						
GRANTEE: JOSHUA MARTIN SUTTO						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	2000	2000	3	100	240	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	2000	2000	3	100	320	
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
9	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

TOTAL OB/XF 13,760

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N1 BAS= E14 N12 W14 S12$ N13$.

LAND DESCRIPTION

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	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/12/2025 BY SYS

COMM SE COR OF SW1/4 OF SW1/4, R
N 324.4 FT FOR POB, RUN W APPROX
166.66 FT, E 258.29 FT, S 166.06

SUTTON JOYCE LYNN/SUTTON JOSHUA MARTIN
633 NW TURNER AVE
LAKE CITY, FL 32055-7197

2026

27-3S-16-02325-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

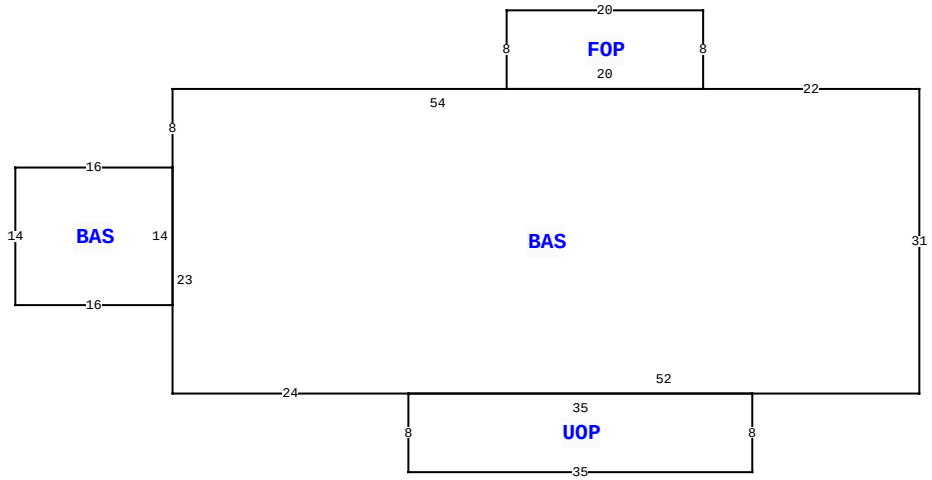
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	14	PREFIN MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	6,145
BAS	2,356	100		2,356	64,630
FOP	160	35		56	1,536
UOP	280	25		70	1,920
TOTALS	3,020			2,706	74,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,706	114.3000	68.58	185,577	1998	1998	0	0	0	60.00	40.00

3 MOBILE HME 100% - 0 Heated Area: 2580 HX Base Yr



631 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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ASSESSED VALUE		90,159
TOTAL EXEMPTION VALUE	HX HB	38,184
BASE TAXABLE VALUE		51,975
TOTAL JUST VALUE		120,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,473

SALE:1:1: M H ON PROPERTY WITH 93 TAG (DOT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1432/454	3/09/2021	QC	U	I	11	100
GRANTOR: SUTTON JOYCE L						
GRANTEE: SUTTON JOYCE L						
1419/1300	9/15/2020	LE	U	I	14	35,000
GRANTOR: JOYCE L SUTTON (LIFE						
GRANTEE: JOSHUA MARTIN SUTTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N8 W20 S8 E20$ W54 S8 BAS= W16 S14 E16 N14$ S23 E24 UOP= S8 E35 N8 W35$ E52 N31$.

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
11	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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

REVIEW DATE 03/16/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/12/2025 BY SYS