

LOT 27 BLOCK A SUWANNEE HILLS S/  
679-311, 775-1350, PB 1136-2649,

TIMMONS BOBBIE J  
129 NW CRACKNEL WAY  
LAKE CITY, FL 32055

**2026**

28-2S-16-01772-127  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM			03
NEIGHBORHOOD/LOC	28216.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	
FOP	352	35	
TOTALS	2,242		2,013 55,994

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2021								
				Heated Area: 1890			HX Base Yr				
BLD DATE		LGL DATE								04/14/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				55,994		
TOTAL MARKET OB/XF VALUE				11,680		
TOTAL LAND VALUE - MARKET				44,000		
TOTAL MARKET VALUE				111,674		
SOH/AGL Deduction				16,235		
ASSESSED VALUE				95,439		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				95,439		
TOTAL JUST VALUE				111,674		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				111,674		
SALE:1:1: LOT 27 BLOCK A SUWANNEE HILLS						
BLDG:1:1: 1995 SPRI MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000047815	Electrical Servic	0	08/02/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2427	7/07/2020	PR U	I	I	30	100
GRANTOR: BOBBIE J TOMMONS (PR)						
GRANTEE: BOBBIE J TIMMONS						
1414/2145	7/07/2020	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (ESTAT)						
GRANTEE: BOBBIE J TIMMONS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W70 S27 E42 FOP= S16 E22 N16 W22\$ E28 N27\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
8	0294	SHED WOOD/	0	0	12	20	240.00	UT	10.00	10.00	70

TOTAL OB/XF												11,680												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	40,000.00	44,000.00	44,000							

REVIEW DATE 12/02/2024 BY SYS																								
Total Acres: 5.46					Total Land Value: 44,000					Market: 0					Agricultural: 0					Common: 44,000				