LOT 5 BLOCK B SUWANNEE HILLS
S/D.

HOWARD KIRK RYAN/ROBERTSON ALISHA
384 NW SUGARCANE PL
LAKE CITY, FL 32055

2026

28-2S-16-01772-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

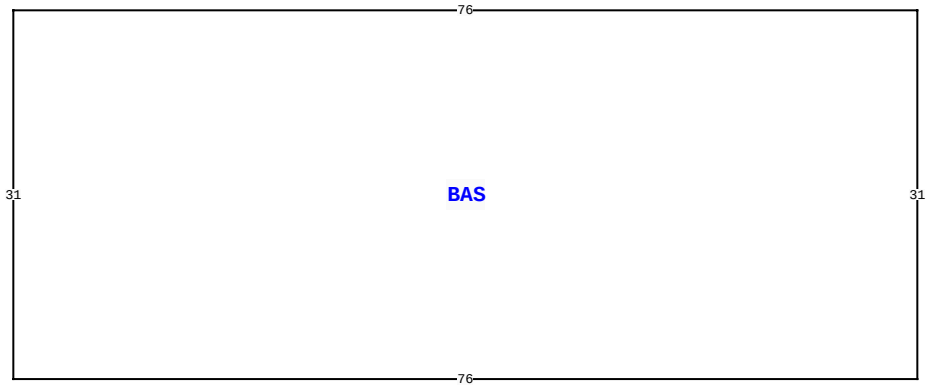
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	166,795
TOTALS	2,356			2,356	166,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,356	130.0200	128.72	303,264	1999	1999	0	0	0	45.00	55.00

1 MANUF 2 100% - 2022 Heated Area: 2356 HX Base Yr 2022



384 NW SUGARCANE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,795
TOTAL MARKET OB/XF VALUE		10,850
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		219,645
SOH/AGL Deduction		63,249
ASSESSED VALUE		156,396
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,674
TOTAL JUST VALUE		219,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048021	Electrical Servic	0	09/01/2023
14570	M H	125	09/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/2239	9/30/2020	WD	Q	I	01	165,000
GRANTOR: JAMES E JR & LORI E J						
GRANTEE: KIRK RYAN HOWARD &						
0866/2109	9/30/1998	WD	Q	V		15,500
GRANTOR: HAYTER						
GRANTEE: JONES						

EXTRA FEATURES

L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	50	2008	2008	3	50	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,850

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	40,000.00	42,000.00	42,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.30 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS