LOT 11 BLOCK B SUWANNEE HILLS
S/D. ORB 732-713, 783-1683,
795-1608, 803-886,(WD 804-439;

LEE RONALD N JR
221 NW SIDNEY TER
LAKE CITY, FL 32055

2026

28-2S-16-01772-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

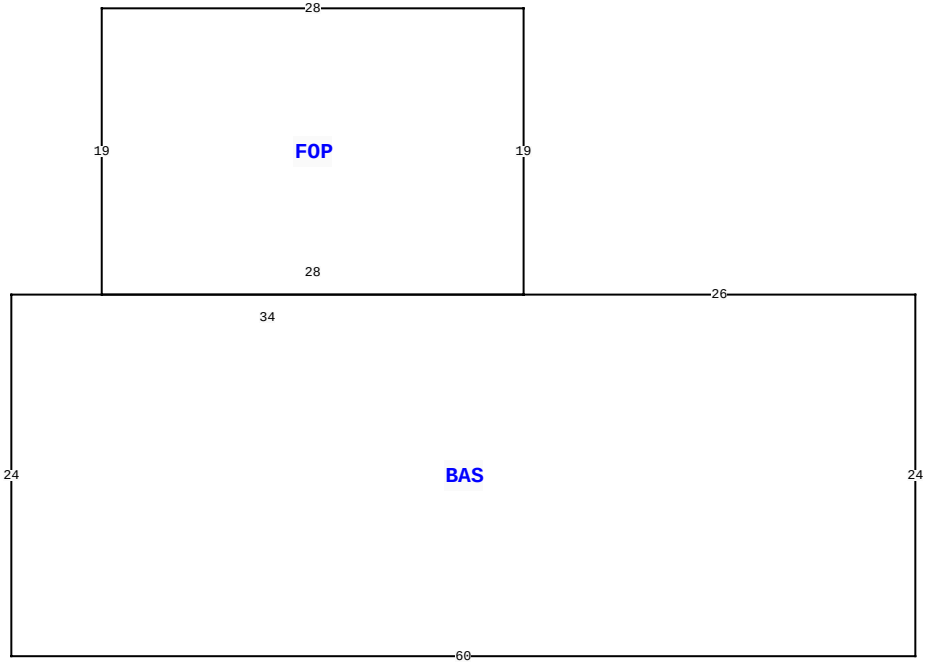
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	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	1,440	100		1,440	84,800
FOP	532	35		186	10,953
TOTALS	1,972			1,626	95,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,626	113.9000	107.07	174,096	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2023 Heated Area: 1440 HX Base Yr



154 NW CRACKNEL WAY, 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	95,753
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	143,303
SOH/AGL Deduction	0
ASSESSED VALUE	143,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,303
TOTAL JUST VALUE	143,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,303

SALE:4:1: LOT 11, BLK B, SUWANNEE HILLS
SALE:3:1: CERTIFICATE OF TITLE
SALE:2:1: LOT 11 BLOCK B SUWANNEE HILLS S/D
BLDG:1:1: HORT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16775	M H	125	03/22/2000
8520	M H	125	06/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0804/0439	4/11/1995	WD	Q	I		41,900
GRANTOR:WILLIAM A LIGON PR VE						
GRANTEE:RONALD N JR & ROBER						
0795/1608	4/14/1994	WD	Q	V		11,995
GRANTOR:ROGERS & WOODLAND						
GRANTEE:VERNON P LIGON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N19 W28 S19 E28$ W34 S24 E60 N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	40,000.00	40,000.00	20,000							
2	0000	C	VAC RES	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	40,000.00	40,000.00	20,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.11 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS