W1/2 OF W1/2 OF NW1/4 OF NW1/4.
812-809, 895-2535,2537, WD 1059-

SANDERSON HEATHER
3550 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

30-2S-16-01786-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

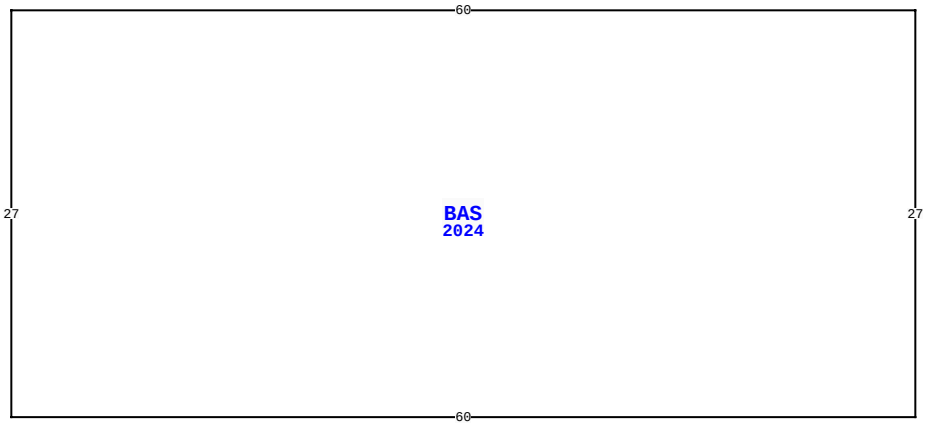
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2024	1,620	114,819
TOTALS	1,620			1,620	114,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	116.0000	109.04	176,645	2005	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2025 Heated Area: 1620 HX Base Yr



3550 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,819
TOTAL MARKET OB/XF VALUE	16,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	196,119
SOH/AGL Deduction	0
ASSESSED VALUE	196,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,119
TOTAL JUST VALUE	196,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049703	Roof Replacement	9,400	04/30/2024
23753	M H	493	10/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/278	8/06/2024	WD	Q	I	01	225,000
GRANTOR: MATTSON BONNIE BOOZ						
GRANTEE: SANDERSON HEATHER						
1308/0533	1/21/2016	WD	U	V	30	100
GRANTOR: SHARON M BOOZ						
GRANTEE: BONNIE BOOZ MATTSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,20] S27 E60 N27 W60 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	2,600.00	2,600.00	100	2023	2022		100	2,600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,300

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	10.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,000							

REVIEW DATE 10/25/2024 BY TP Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 10/02/2025 BY SYS