

330 FT OF E SIDE OF NE1/4
OF NW1/4.

THOMAS KIM W/THOMAS EVELYN
3050 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

30-2S-16-01788-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	03	BELOW AVG. 100	0800	02	924	82.7100	49.63	45,858	1988	1988	0	0	60.00	40.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	2 MOBILE HME 100% - 0													Heated Area: 924 HX Base Yr													
Roof Cover	12	MODULAR MT 100	146614 BAS													Tax Group: 3 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 18,343													
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 7,700													
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 65,000													
Air Condition	02	WINDOW 100														TOTAL MARKET VALUE 91,043													
Heating Type	02	CONVECTION 100														SOH/AGL Deduction 46,803													
Bedrooms	3	100														ASSESSED VALUE 44,240													
Bathrooms	1	100														TOTAL EXEMPTION VALUE HX HB 25,000													
Stories	1.	1. 100														BASE TAXABLE VALUE 19,240													
Architectual	01	CONV 100														TOTAL JUST VALUE 91,043													
Units	0	100	NCON VALUE 0																										
Condition Adj	03	03 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 91,043																										
Quality		03 03	LAND:4:1: 02-11-2002 SOUTH 5.00 FENCED WITH LIVEST																										
DOR CODE		0200	XFOB:2:1: OAKM MH																										
MAP NUM			SALE:1:1: 10 AC WITH MH																										
NEIGHBORHOOD/LOC		30216.00 1.00/	BLDG:1:1: OAK MH																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM DESCRIPTION AMT ISSUED																							
BAS	924	100		924	18,343	22170 M H 250 08/10/2004																							
TOTALS						924		924	18,343	SALES DATA																			
EXTRA FEATURES						3050 NW SUWANNEE VALLEY RD, LAKE CITY										OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
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	GRANTOR: BOBBY JOHNSON & BONNI											
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200		GRANTEE: KIM W THOMAS & EVEL											
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200		0466/0786 4/01/1978 03 Q V 13,100											
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200		GRANTOR:											
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		GRANTEE:											
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100		BUILDING NOTES											
LAND DESCRIPTION																		BUILDING DIMENSIONS											
TOTAL OB/XF 7,700																		BAS= W66 S14 E66 N14\$.											
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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500												
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500												
REVIEW DATE 12/14/2022 BY JD Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 10/02/2025 BY SYS																													