EAST 330 FT OF W 660 FT OF NW1/4
R/W.

SMOLENSKY CLAUDIA
2954 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

30-2S-16-01789-001

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		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

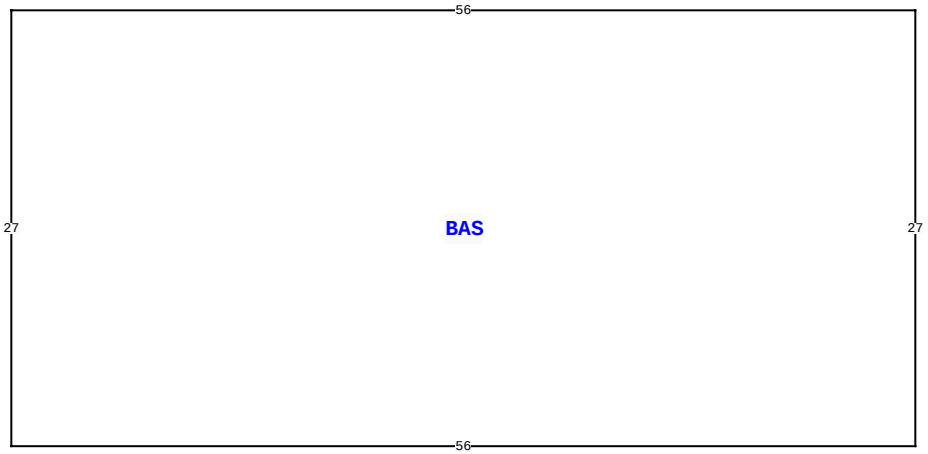
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	93,896
TOTALS	1,512			1,512	93,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 2024 Heated Area: 1512 HX Base Yr



2956 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	93,896
TOTAL MARKET OB/XF VALUE	10,638
TOTAL LAND VALUE - MARKET	65,845
TOTAL MARKET VALUE	170,379
SOH/AGL Deduction	0
ASSESSED VALUE	170,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,379
TOTAL JUST VALUE	170,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051018	Electrical Servic	0	10/11/2024
27550	M H	607	12/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1738	7/16/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SMOLE						
GRANTEE: SMOLENSKY CLAUDIA (						
0749/1122	8/15/1991	WD	Q	I		27,000
GRANTOR: JOSEPH STEVENS						
GRANTEE: GEORGE SMOLENSKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0294	SHED WOOD/	0	0	10	20	200.00	UT	3.50	3.50	100	1993	1993	3	100	700	
2	0070	CARPORT UF	0	0	20	21	420.00	UT	1.50	1.50	100	1993	1993	3	100	630	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	
5	0296	SHED METAL	0	0	12	20	240.00	UT	3.50	3.50	100	1993	1993	3	100	840	
6	0255	MBL HOME S	0	0	0	0	1,188.00	UT	1.00	1.00	100	2009	2009	3	100	1,188	

LAND DESCRIPTION

TOTAL OB/XF 10,638

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		00	0.00	0.00	10.13	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,845							

REVIEW DATE 11/26/2024 BY TW Total Acres: 10.13 Total Land Value: 65,845 Market: 0 Agricultural: 0 Common: 65,845 PRINTED 11/17/2025 BY SYS