THE W 330 FT OF NW1/4 OF NE1/4.
755-653, DC 911-1435, WD 1254-15

BURTCHAELL CHAD/BURTCHAELL ALESHA
201 WEST CENTER ST
MOUNT NORRIS, IL 61054

2026

30-2S-16-01789-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

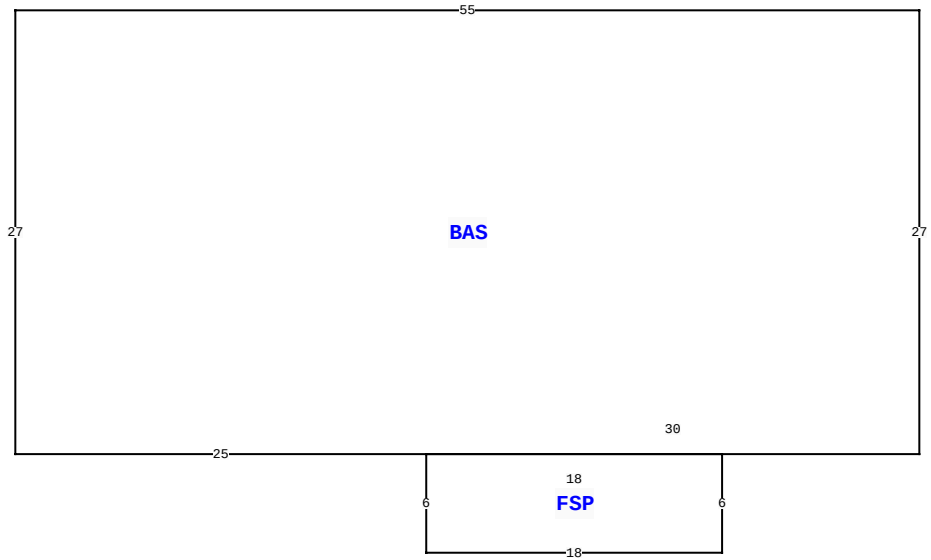
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,485	100		1,485	95,895
FSP	108	40		43	2,777
TOTALS	1,593			1,528	98,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,528	118.6000	117.41	179,402	2000	2000	0	0	0	45.00	55.00

1 MANUF 2 100% - 2020 Heated Area: 1485 HX Base Yr 2020



3006 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		98,671
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		65,845
TOTAL MARKET VALUE		178,716
SOH/AGL Deduction		84,322
ASSESSED VALUE		94,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,672
TOTAL JUST VALUE		178,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,716

XFOB:1:1: GRAN MH

SALE:1:1: 10.13 AC LENVIL ONLY GIVES WD AFTER AGRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17790	M H	125	01/02/2001
14737	M H	125	11/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/905	7/17/2025	WD	Q	I	01	240,000

GRANTOR: AKERS ELLEN ATWOOD

GRANTEE: BURTCHAELL CHAD

1401/2416	12/20/2019	QC	U	I	11	100

GRANTOR: ELLEN ATWOOD AKERS

GRANTEE: ELLEN & BROWN AKERS

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1974	1974	3	100	500	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S27 E25 FSP= S6 E18 N6 W18$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	0000	C	VAC RES	100		00	0.00	0.00	9.13	AC		1.00	1.00	1.00	6,500.00	6,500.00	59,345							

REVIEW DATE 08/05/2025 BY TP Total Acres: 10.13 Total Land Value: 65,845 Market: 0 Agricultural: 0 Common: 65,845 PRINTED 11/17/2025 BY SYS