LOT 5 SUWANNEE RIVER DOWNS. A PO
750-416-417, 923-714, WD 1024-42

MOORE DANIEL R/MOORE ANGELA T
550 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2026

32-3S-16-02431-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

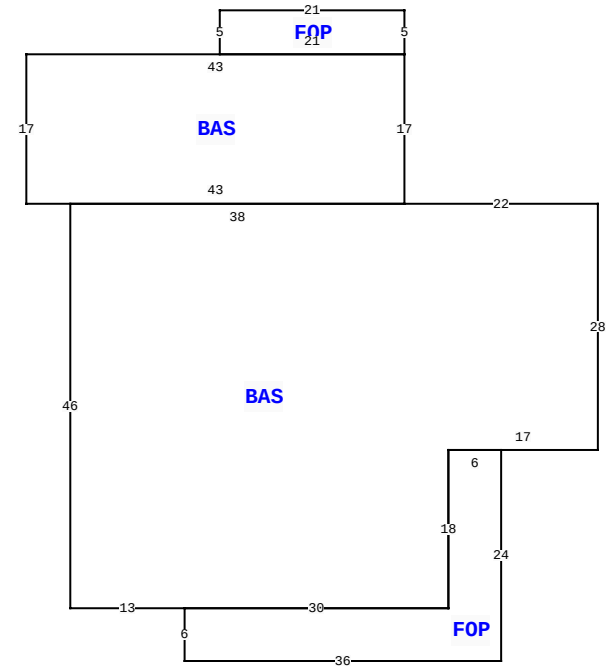
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	731	100		731	91,349
BAS	2,454	100		2,454	306,664
FOP	105	30		32	3,999
FOP	324	30		97	12,121
TOTALS	3,614			3,314	414,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,314	123.9744	138.85	460,149	2005	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2025 Heated Area: 3185 HX Base Yr



550 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	414,134
TOTAL MARKET OB/XF VALUE	40,248
TOTAL LAND VALUE - MARKET	55,550
TOTAL MARKET VALUE	509,932
SOH/AGL Deduction	0
ASSESSED VALUE	509,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	509,932
TOTAL JUST VALUE	509,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050214	Roof Replacement	19,628	06/26/2024
28029	POOL	245	08/25/2009
27890	ADDN SFR	306	06/18/2009
22722	SFR	617	01/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/89	6/06/2025	WD	Q	I	01	620,000
GRANTOR: WATSON RICHARD P						
GRANTEE: MOORE DANIEL R						
1518/1377	7/03/2024	WD	Q	I	01	620,000
GRANTOR: DUBON MARIANO B						
GRANTEE: WATSON RICHARD P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N17 FOP= N5 W21 S5 E21$ W43 S17 E43$ W38 S46 E13 FOP= S6E36 N24 W6 S18 W30$ E30 N18 E17 N28$.

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	0166	CONC,PAVMT	0	0	0	0	440.00	UT	2.50	2.50	100	2005	2005	3	100	1,100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0280	POOL R/CON	0	0	13	32	416.00	UT	70.00	70.00	100	2009	2009	3	61	17,763	
4	0166	CONC,PAVMT	0	0	15	22	330.00	UT	2.50	2.50	100	2009	2009	3	100	825	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
8	0030	BARN,MT	0	0	26	40	1,040.00	UT	9.00	9.00	100	2023	2022		100	9,360	
9	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 40,248

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	0100	C	SFR	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,550							

REVIEW DATE 06/27/2025 BY TP Total Acres: 5.05 Total Land Value: 55,550 Market: 0 Agricultural: 0 Common: 55,550 PRINTED 10/07/2025 BY SYS