



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	PAGE 1 of 1 3																		
Exterior Wall	32	HARDIE BRD 100	0100	01	2,856	134.5540	150.70	430,399	2000	2000	0	0	25.00	75.00	VALUATION SUMMARY																		
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2001														Heated Area: 2453																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2001																
Interior Wall	05	DRYWALL 100																															
Interior Floo	15	HARDTILE 90																															
Interior Floo	14	CARPET 10																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		2.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.5	1.5 100																															
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	2,257	100		2,257	255,098																												
FGR	462	55		254	28,709																												
FOP	118	30		35	3,956																												
FOP	268	30		80	9,042																												
FSP	85	40		34	3,843																												
FUS	196	100		196	22,153																												
TOTALS	3,386			2,856	322,799																												
EXTRA FEATURES						343 SW SUWANNEE DOWNS DR, LAKE CITY																											
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																
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200																	
2	0166	CONC, PAVMT	0	100	20	21	420.00	UT	1.50	1.50	100	2000	2000	3	100	630																	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336																	
4	0166	CONC, PAVMT	0	100	37	50	1,338.00	UT	2.00	2.00	100	2002	2002	3	100	2,676																	
5	0040	BARN, POLE	0	100	24	48	1,152.00	UT	2.50	2.50	100	2002	2002	3	100	2,880																	
6	0120	CLFENCE 4	0	100	0	0	400.00	UT	6.00	6.00	100	2006	2006	3	100	2,400																	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																	
TOTAL OB/XF 26,122																																	
LAND DESCRIPTION																																	
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																
1	0100	C	SFR	100		A-1	0.00	0.00	10.14	AC		1.00	1.00	0.90	9,000.00	8,100.00	82,134																
REVIEW DATE 06/27/2023 BY KS Total Acres: 10.14 Total Land Value: 82,134 Market: 0 Agricultural: 0 Common: 82,134 PRINTED 10/07/2025 BY SYS																																	

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 322,799

TOTAL MARKET OB/XF VALUE 26,122

TOTAL LAND VALUE - MARKET 82,134

TOTAL MARKET VALUE 431,055

SOH/AGL Deduction 151,373

ASSESSED VALUE 279,682

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 228,960

TOTAL JUST VALUE 431,055

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 435,359

SALE:1:1: LOTS 12 & 13 SUWANNEE RIVER DOWNS.

PERMIT NUM DESCRIPTION AMT ISSUED

000049319 Roof Replacement 20,950 02/29/2024

30421 MAINT/ALTR 40 08/27/2012

19037 POOL 155 12/11/2001

16673 SFR 355 03/01/2000

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

0875/2401 3/04/1999 WD Q V 50,800

GRANTOR: THOMPSON

GRANTEE: FULLER (ALSO ORB 87

0679/0072 2/01/1989 WD Q V 35,500

GRANTOR: SUWANNEE RIVER DOWNS

GRANTEE: THOMPSON JAMES &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 W11 FOP= N8 W23 S8 E1 S4 E21 N4 E1\$ W1 S4 W21 N4 W18 S34 FOP= S6 E22 N6 W10 L2 D2 W5 U2 L2 W3\$ E3 R2 D2 E5 U2 R2 E10 S3 FSP= S5 E17 N5 W17\$ E17 N14 E12 FGR= S14 E22 N21 W22 S7 \$ N7 E22 N11 E2 N7 W2 N12\$ PTR= N30 FUS= N14 W14 S14 E14\$ S30\$.