LOT 14 SUWANNEE RIVER DOWNS S/D.
644-384, 750-416-417, CT 1309-38

SECRETARY OF VETERANS AFFAIRS
3401 WEST END AVENUE, SUITE 760W
NASHVILLE, TN 37203

2026

32-3S-16-02431-114

BUILDING CHARACTERISTICS

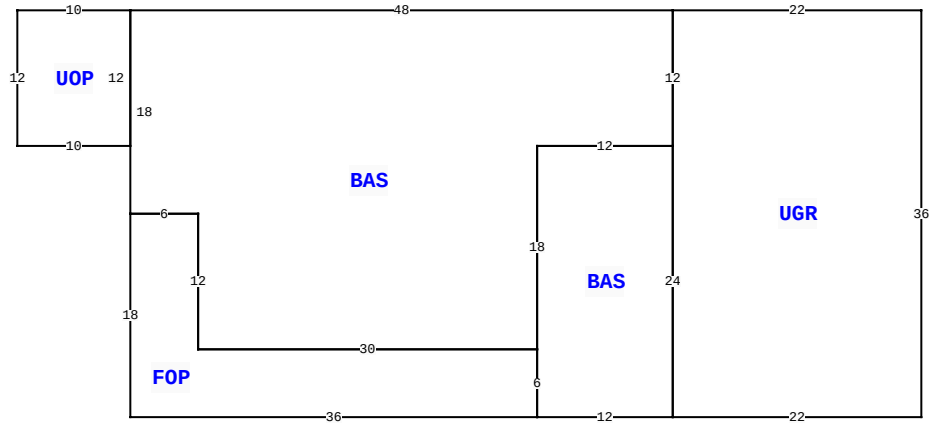
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	288	100		288	21,517
BAS	1,152	100		1,152	86,067
FOP	288	30		86	6,425
UGR	792	45		356	26,597
UOP	120	20		24	1,793
TOTALS	2,640			1,906	142,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	102.6260	114.94	219,076	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr



449 SW SUWANNEE DOWNS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,399
TOTAL MARKET OB/XF VALUE	15,000
TOTAL LAND VALUE - MARKET	55,770
TOTAL MARKET VALUE	213,169
SOH/AGL Deduction	0
ASSESSED VALUE	213,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,169
TOTAL JUST VALUE	213,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,169

SALE:1:1: 5.07 AC @ 5000 = 25400

LAND:1:1: LOT 14 SUWANNEE RIVER DOWNS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7944	ADDN SFR	31,000	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2149	6/27/2025	WD	U	I	12	100
GRANTOR: FREEDOM MORTGAGE CORP						
GRANTEE: SECRETARY OF VETERA						
1541/353	5/28/2025	CT	U	I	18	151,000
GRANTOR: WILLIAMS JOHN ERIC						
GRANTEE: FREEDOM MORTGAGE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W10 S12 E10 N12$ S18 FOP= S18 E36 N6W30 N12 W6$ E6 S12 E30 BAS= S6 E12 N24 W12 S18$ N18 E12 UGR= S24 E22 N36 W22 S12$ N12$.

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 15,000

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	5.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,770							

REVIEW DATE 06/27/2023 BY KS Total Acres: 5.07 Total Land Value: 55,770 Market: 0 Agricultural: 0 Common: 55,770 PRINTED 10/07/2025 BY SYS