LOT 50 DEER CREEK S/D PHASE 3.
WD 1040-603, WD 1206-2481, QC 14

ROMAN-SUAREZ CYNTHIA INES
136 SW NATHAN CT
LAKE CITY, FL 32024

2027

03-4S-16-02732-550

BUILDING CHARACTERISTICS

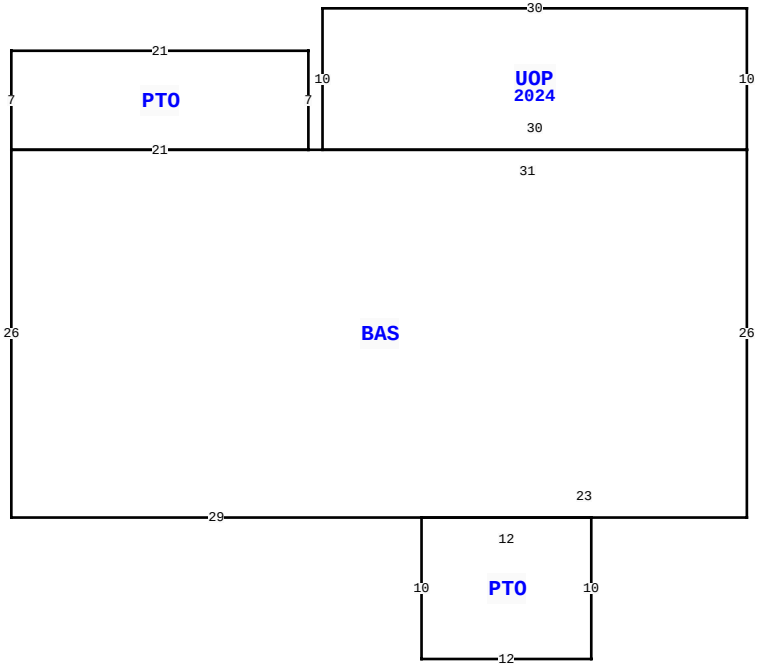
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	141,536
PTO	120	5		6	628
PTO	147	5		7	733
UOP	300	20	2024	60	6,281
TOTALS	1,919			1,425	149,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	01	1,425	118.6000	115.04	163,932	2006	2020	0	0	0	9.00	91.00

1 MODULAR 2 100% - 2022 Heated Area: 1352 HX Base Yr 2022



136 SW NATHAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	100	0	0	1,272.00	UT	2.50	2.50	70	2006	2006	3	70	2,226	
2	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,178
TOTAL MARKET OB/XF VALUE	9,726
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	186,904
SOH/AGL Deduction	49,551
ASSESSED VALUE	137,353
TOTAL EXEMPTION VALUE	VX HX HB VP 88,788
BASE TAXABLE VALUE	48,565
TOTAL JUST VALUE	186,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042335	Roof Replacement	7,020	07/15/2021
23272	M H	329	06/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2710	2/27/2026	WD	Q	I	01	229,000
GRANTOR: MILWARD GEORGE M						
GRANTEE: ROMAN-SUAREZ CYNTHI						
1453/1495	11/22/2021	WD	Q	I	01	169,900
GRANTOR: VALIN POK S						
GRANTEE: MILWARD GEORGE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 W21 S26 E29 E23 N26 $
PTO=[ORIG=-31,0] N7 W21 S7 E21 $
PTO=[ORIG=-23,26] S10 E12 N10 W12 $
UOP=[YR=2024;ORIG=-30,-10] E30 S10 W30 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,726

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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/29/2026 BY TP Total Acres: 0.48 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS