

LOT 16 SUWANNEE HIGHLANDS S/D.
462-771, DC 1500-1225, WD 1507-2

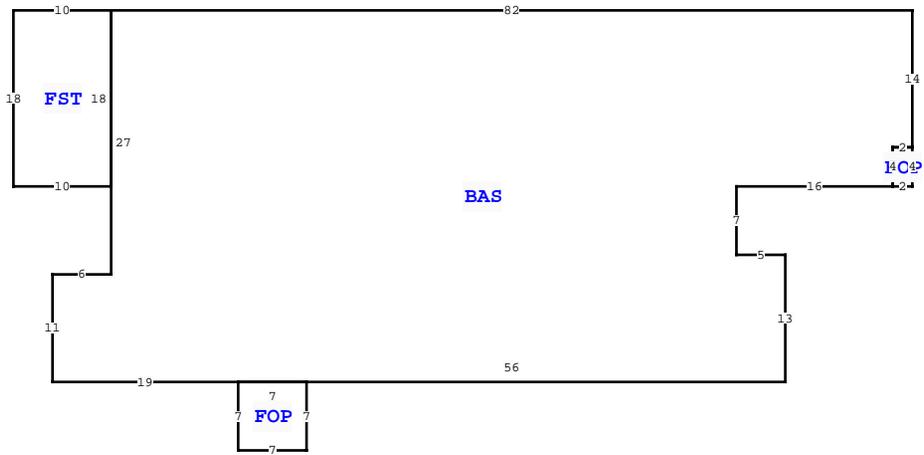
SLATER MONJA
283 NW LANDRESS TER
LAKE CITY, FL 32055

2026

16-2S-16-01631-016
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 80	
Interior Floor	06	VINYL ASB 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,879	100	
FOP	8	30	
FOP	49	30	
FST	180	55	
TOTALS	3,116		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,995	87.5425	99.80	298,901	1950	1950	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 2879 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		194,286	
TOTAL MARKET OB/XF VALUE		8,012	
TOTAL LAND VALUE - MARKET		24,700	
TOTAL MARKET VALUE		226,998	
SOH/AGL Deduction		0	
ASSESSED VALUE		226,998	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		226,998	
TOTAL JUST VALUE		226,998	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		233,718	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1543	3/28/2025	WD	Q	I	05	245,000
GRANTOR: WARNER JOYCE						
GRANTEE: SLATER MONJA						
1507/2247	2/05/2024	WD	U	I	11	100
GRANTOR: WARNER JOYCE B						
GRANTEE: WARNER JOYCE B						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 0	0 0	1.00 UT
2	0021	BARN, FR AE	0 0	0 0	1.00 UT
3	0060	CARPORT F	0 0	20 20	400.00 UT
4	0120	CLFENCE 4	0 0	0 0	480.00 UT
5	0296	SHED METAL	0 0	0 0	1.00 UT
6	0296	SHED METAL	0 0	0 0	1.00 UT
7	0296	SHED METAL	0 0	0 0	1.00 UT

TOTAL OB/XF												8,012			
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	0166	CONC, PAVMT	0 0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0021	BARN, FR AE	0 0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0060	CARPORT F	0 0	20 20	400.00	UT	5.00	5.00	60	1993	1993	3	60	1,200	
4	0120	CLFENCE 4	0 0	0 0	480.00	UT	4.50	4.50	70	1993	1993	3	70	1,512	
5	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,900	
6	0296	SHED METAL	0 0	0 0	1.00	UT	1,200.00	1,200.00	25	2008	2008	3	25	300	
7	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W82 FST= W10 S18 E10 N18\$ S27 W6 S11 E19 FOP= S7 E7 N7 W7\$ E56 N13 W5 N7 E16 FOP= E2 N4 W2 S4\$ N4 E2 N14\$.	

LAND DESCRIPTION												TOTAL OB/XF												8,012				
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.90	13,000.00	24,700.00	24,700											