LOT 35 SUWANNEE HIGHLANDS S/D.
433-792, 743-812, PB 1496-1564,

ADAMS DANIEL L
4144 82ND TER
LIVE OAK, FL 32060

**2026**

**16-2S-16-01631-035**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 16216.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

472 NW LANDRESS TER, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 8,080 |
| TOTAL LAND VALUE - MARKET | 18,000 |
| TOTAL MARKET VALUE | 26,080 |
| SOH/AGL Deduction | 1,178 |
| ASSESSED VALUE | 24,902 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 24,902 |
| TOTAL JUST VALUE | 26,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 24,080 |

SALE:1:1: LOT 35 SUWANNEE HIGHLANDS

XFOB:1:1: PACE MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053716 | Mobile Home | | 07/30/2025 |
| 000053643 | Right-of-Way Acce | | 07/23/2025 |
| 13218 | M H | 125 | 10/22/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1496/1597 | 8/09/2023 | PR | U | I | 19 | 19,000 |
| GRANTOR: SIMPSON PHILLIP J | | | | | | |
| GRANTEE: ADAMS DANIEL L | | | | | | |
| 0743/0812 | 3/12/1991 | WD | Q | V | | 6,300 |
| GRANTOR: SUWANCOL CORPORATION | | | | | | |
| GRANTEE: PHILLIP SIMPSON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0296 | SHED METAL | 0 | 0 | 12 | 18 | 216.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 1,080 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,080

| 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 | 0000 | C | VAC RES | 0 | | RSF/MH | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |

REVIEW DATE 04/07/2026 BY JB Total Acres: 1.18 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/09/2026 BY SYS