

COMM SE COR OF NW1/4, RUN N 60 F  
 RUN W 823.11 FT TO E R/W OF RD,  
 R/W 1514.05 FT, NE'LY 305.93 FT

SUWANNEE VALLEY RESORT LLC  
 786 NW STEPHEN FOSTER DR  
 WHITE SPRINGS, FL 32096

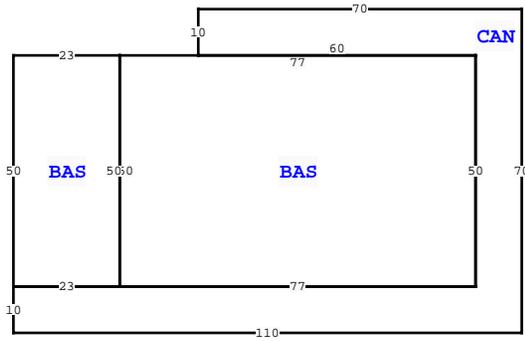
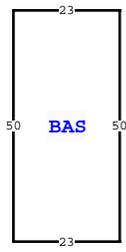
2026

18-2S-16-01638-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	07	CORK/VTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	09	ENG F AIR 100	
Plumbing		27 100	
Frame	05	STEEL 100	
Story Height		20 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	3600	CAMPS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,150	100	
BAS	1,150	100	
BAS	3,850	100	
CAN	2,300	30	
TOTALS	8,450		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 REC FACIL	0%	0			493,780	1974	1975	0	0	0	50.00	50.00
Heated Area: 6150 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			296,099
TOTAL MARKET OB/XF VALUE			400,390
TOTAL LAND VALUE - MARKET			197,775
TOTAL MARKET VALUE			894,264
SOH/AGL Deduction			93,416
ASSESSED VALUE			800,848
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			800,848
TOTAL JUST VALUE			894,264
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			888,726

PRMT:3:1: UTILITY SHED			
LAND:2:2: ADJ IS FOR FOR GOOD RIVER FRONTAGE			
LAND:2:1: TOTAL AC 30.00:29.95 AC AE/N(CAMPGR)-.05			
XF06:6:1: CHAPEL TREATED AS WOOD FRAME BARN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053287	Roof Replacement	3,800	06/02/2025
000049195	Roof Replacement	10,300	03/08/2024
000049177	Roof Replacement	9,900	03/08/2024
000047959	Roof Replacement	7,500	08/23/2023
000044376	Electrical Servic	0	05/09/2022
29983	POOL	460	03/07/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/1659	9/30/2014	WD	U	I	30	850,000
GRANTOR: KEVIN D & JESSICA M F						
GRANTEE: SUWANNEE VALLEY RES						
1197/2014	6/30/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (DUCHA)						
GRANTEE: KEVIN D & JESSICA M						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0270	POOL COMM	0	0	0	0	1.00	UT	85.00	85.00	100	0
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0
4	9915	RV SITE	0	0	0	0	97.00	UT	3,000.00	3,000.00	100	0
5	0296	SHED METAL	0	0	24	50	1,200.00	UT	9.00	9.00	100	2018
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0
7	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0
10	0040	BARN,POLE	0	0	20	30	1.00	UT	0.00	0.00	100	1993

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
786 NW STEPHEN FOSTER DR, WHITE SPRINGS												
TOTAL OB/XF 331,560												

BLD DATE		LGL DATE	
XF DATE	AG DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= E77 N50 W77 BAS= W23 S50 E23 N50\$ S50 CAN= W23 S10E110 N70 W70 S10 E60 S50 W77\$ PTR= N80 BAS= N50 W23 S50 E23\$ S80\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	8220	C	RECREATION	0		00	0.00	0.00	29.30	AC		1.00	1.00	1.50	4,500.00	6,750.00	197,775								

COMM SE COR OF NW1/4, RUN N 60 F  
 RUN W 823.11 FT TO E R/W OF RD,  
 R/W 1514.05 FT, NE'LY 305.93 FT

SUWANNEE VALLEY RESORT LLC  
 786 NW STEPHEN FOSTER DR  
 WHITE SPRINGS, FL 32096

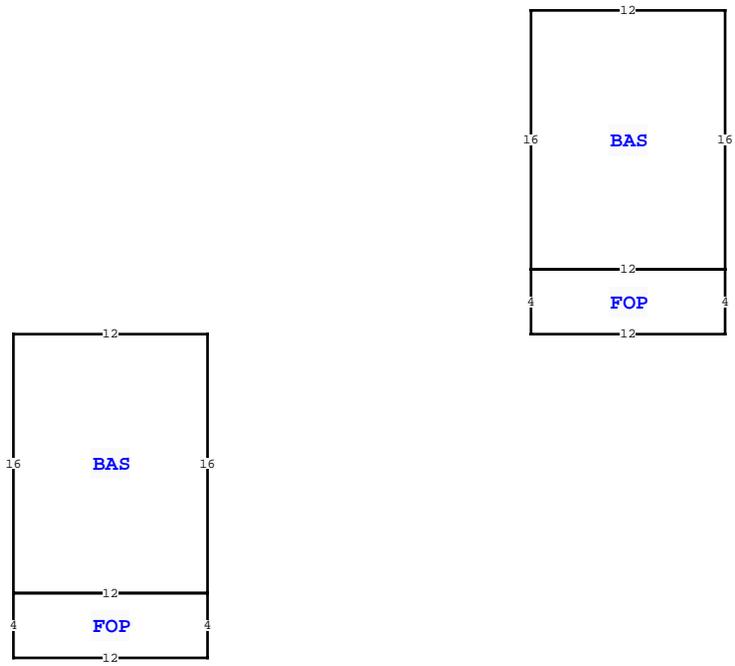
2026

18-2S-16-01638-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	07	CORK/VTILE 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		1 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	3600 CAMPS		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	
BAS	192	100	
FOP	48	35	
FOP	48	35	
TOTALS	480		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	418	100.0000	96.00	40,128	2004	2004	0	0	45.00	55.00
2 MANUF 1 0% - 0 Heated Area: 384 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		296,099	
TOTAL MARKET OB/XF VALUE		400,390	
TOTAL LAND VALUE - MARKET		197,775	
TOTAL MARKET VALUE		894,264	
SOH/AGL Deduction		93,416	
ASSESSED VALUE		800,848	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		800,848	
TOTAL JUST VALUE		894,264	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		888,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23044	STORAGE	35	04/20/2005
14835	PUMP/UTPOL	30	12/17/1998
7971	M H	100	01/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1659	9/30/2014	WD	U	I	30	850,000

BUILDING NOTES						
GRANTOR: KEVIN D & JESSICA M F						
GRANTEE: SUWANNEE VALLEY RES						
1197/2014	6/30/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (DUCHA)						
GRANTEE: KEVIN D & JESSICA M						

BUILDING DIMENSIONS						
BAS= W12 S16 FOP= S4 E12 N4 W12\$ E12 N16\$ PTR= E20 FOP= E12 N4 BAS= N16 W12 S16 E12\$ W12 S4\$ W20\$.						

EXTRA FEATURES																		
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		
11	0084	DOCK-RIVER	0	0	0	1,500.00	UT	14.50	14.50	100	2004	2004	3	40	8,700			
12	0296	SHED METAL	0	0	16	320.00	UT	7.00	7.00	100	2005	2005	3	100	2,240			
13	0169	FENCE/WOOD	0	0	0	3,700.00	UT	15.50	15.50	100	2012	2012	3	100	57,350			
14	0070	CARPORT UF	0	0	15	360.00	UT	1.50	1.50	100	2018	2018	3	100	540			
TOTALS												480		418	22,070			

LAND DESCRIPTION												TOTAL OB/XF												
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
786 NW STEPHEN FOSTER DR, WHITE SPRINGS																								

