COM SW COR OF SW1/4 OF SE1/4,
RUN N 52.22 FT TO A PT ON N
R/W OF NW SUWANNEE VALLEY RD,

CHANCE DENNIS M
2835 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2027

19-2S-16-01655-212

BUILDING CHARACTERISTICS

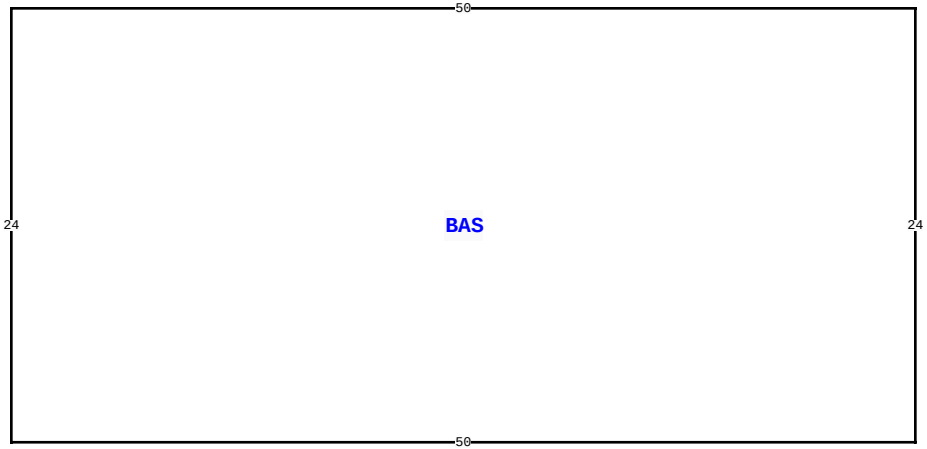
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19216.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	71,141
TOTALS	1,200			1,200	71,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,200	115.9000	107.79	129,348	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1200 HX Base Yr 2023



2835 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,141
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		94,541
SOH/AGL Deduction		30,156
ASSESSED VALUE		64,385
TOTAL EXEMPTION VALUE	HX HB	39,385
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17077	M H	135	06/13/2000
15296	M H	125	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/1557	2/28/2018	WD	Q	I	01	37,000
GRANTOR: KEITH & DIANE FREEMAN						
GRANTEE: DENNIS M CHANCE						
1288/0367	1/21/2015	WD	U	I	30	35,000
GRANTOR: ROOSEVELT A CURRY						
GRANTEE: KEITH & DIANE FREEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E50 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	20,000.00	16,000.00	16,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 2.21 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS