

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

2026

19-2S-16-01655-212


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	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
BAS	1,200	100	
TOTALS	1,200		71,907

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
20201	02	1,200	115.9000	108.95	130,740	1986	1986	0	0	45.00	55.00					
1 MANUF 1 100% - 2023			Heated Area: 1200			HX Base Yr 2023										
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>24</p> <p>50</p> <p>24</p> <p>BAS</p> <p>50</p> </div>																
EXTRA FEATURES				2835 NW SUWANNEE VALLEY RD, LAKE CITY												
L	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	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													7,400			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		71,907	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		95,307	
SOH/AGL Deduction		32,797	
ASSESSED VALUE		62,510	
TOTAL EXEMPTION VALUE		HX HB 37,510	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		95,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,307	

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																									
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
11/15/2022		ks		2.21		16,000		0		0		16,000		06/08/2026 BY SYS	