

(AKA LOT 2 LEVINGS S/D UNREC): C  
 SW1/4 OF SW1/4, E 442.63 FT FOR  
 441.43 FT, S 1303.52 FT TO N R/W

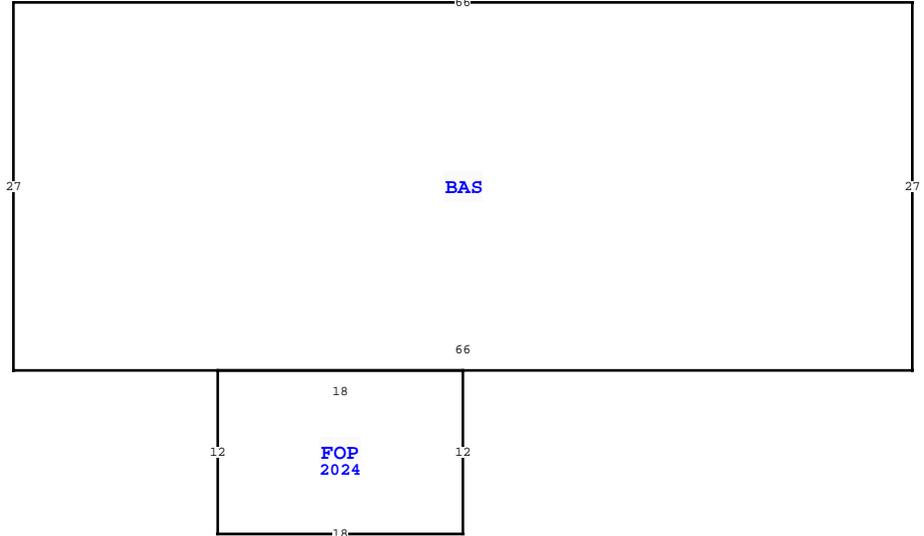
TROYANO KEVIN  
 2417 NW SUWANNEE VALLEY RD  
 LAKE CITY, FL 32055

2026

20-2S-16-01660-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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	20216.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
FOP	216	35	2024
TOTALS	1,998		
		1,858	136,687

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2025		210,288	2004	2010	0	0	0	35.00	65.00
				Heated Area: 1782				HX Base Yr	2025			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			136,687
TOTAL MARKET OB/XF VALUE			9,850
TOTAL LAND VALUE - MARKET			79,140
TOTAL MARKET VALUE			225,677
SOH/AGL Deduction			12,150
ASSESSED VALUE			213,527
TOTAL EXEMPTION VALUE	HX HB 13		213,527
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			225,677
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21190	M H	147	10/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/1674	2/19/2024	WD	Q	I	01	240,000
GRANTOR: DEMPSEY DAVID						
GRANTEE: TROYANO KEVIN						
1503/1464	11/27/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ALVIN)						
GRANTEE: DEMPSEY DAVID						

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
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2003	2003	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
6	0262	PRCH,FOP	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	800	
7	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
9	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
TOTALS													9,850			

BUILDING NOTES			
2417 NW SUWANNEE VALLEY RD, LAKE CITY			

BUILDING DIMENSIONS	
BAS=[ORIG=0,-10] W66 S27 E66 N27 \$	
FOP=[YR=2024;ORIG=-33,17] S12 W18 N12 E18 \$	

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	13.19	AC		1.00	1.00	1.00	6,000.00	6,000.00	79,140							