COMM SW COR OF SEC, RUN N 30 FT
SUWANNEE VALLEY RD, E ALONG R/W
POB, CONT E 275.96 FT, N 473.54

LEAL JAVIER/LEAL MARISOL
1405 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

21-2S-16-01681-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.00	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

1405 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	21,120
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	51,120
SOH/AGL Deduction	3,138
ASSESSED VALUE	47,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,982
TOTAL JUST VALUE	51,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,620

XFOB:1:1: BELM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050706	New Residential C	60,000	08/29/2024
000049263	Electrical Servic	0	02/21/2024
000048714	Storage Building	15,000	11/20/2023
000048713	Storage Building	6,000	11/20/2023
000044784	Electrical Servic	0	06/24/2022
6814	M H	60	02/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1749	9/15/2021	WD	Q	I	01	25,000
GRANTOR: PEAVEY GEORGE						
GRANTEE: LEAL JAVIER						
1447/1746	9/13/2021	WD	U	I	11	100
GRANTOR: GARY KRISTY						
GRANTEE: PEAVEY GEORGE						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	0	24	40	1.00	UT	6,720.00	6,720.00	100	2024	2023		100	6,720	
3	0030	BARN,MT	0	0	24	30	1.00	UT	5,400.00	5,400.00	100	2024	2023		100	5,400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 21,120

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	9901	C	AC/XFOB	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 04/18/2024 BY TW — Total Acres: 3.00 — Total Land Value: 30,000 — Market: 0 — Agricultural: 0 — Common: 30,000 — PRINTED 06/09/2026 BY SYS