LOT 13 BLOCK A SUWANNEE HILLS S/
948-1425, 975-583, WD 1038-861,

BELL JEREMY/BELL WENDY
295 NW SUGARCANE PL
LAKE CITY, FL 32055

2027

21-2S-16-01689-113

BUILDING CHARACTERISTICS

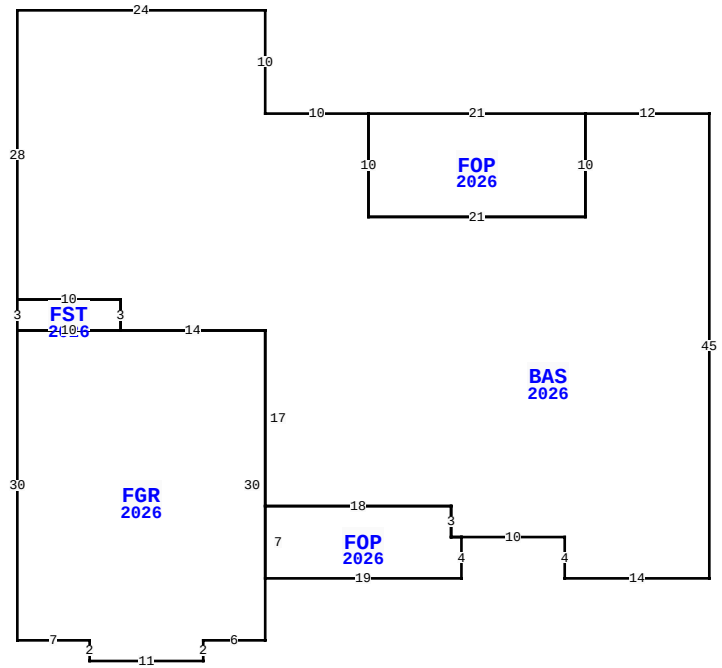
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	21216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2026	2,269	283,738
FGR	742	55	2026	408	51,020
FOP	130	30	2026	39	4,877
FOP	210	30	2026	63	7,878
FST	30	55	2026	16	2,001
TOTALS	3,381			2,795	349,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,795	113.6800	125.05	349,515	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2269 HX Base Yr 2026



295 NW SUGARCANE PL, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	680.00	UT	3.00	3.00	100	2026	2025		100	2,040	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,515
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		396,555
SOH/AGL Deduction		0
ASSESSED VALUE		396,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		345,144
TOTAL JUST VALUE		396,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049641	New Residential C	385,000	04/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/301	7/26/2023	WD	Q	V	01	70,000
GRANTOR: VAZQUEZ JUAN						
GRANTEE: BELL JEREMY						
1435/2660	4/23/2021	WD	Q	V	05	60,000
GRANTOR: VELANDIA RUTH						
GRANTEE: VAZQUEZ JUAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,10] W12 S10 W21 N10 W10 N10 W24 S28 E10 S3 E14 S17 E18 S3 E1 E10 S4 E14 N45 $
FGR=[YR=2026;ORIG=47,31] W14 W10 S30 E7 S2 E11 N2 E6 N30 $
FOP=[YR=2026;ORIG=57,10] E21 S10 W21 N10 $
FOP=[YR=2026;ORIG=65,48] W18 S7 E19 N4 W1 N3 $
FST=[YR=2026;ORIG=23,28] E10 S3 W10 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,040

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/27/2026 BY robin Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS