LOT 16 BLOCK A SUWANNEE HILLS S/
880-796 THRU 798, WD 1124-1285,

BALOWSKI ANN ELAINE/BALOWSKI MICHAEL JOHN
463 NW SUGARCANE PL
LAKE CITY, FL 32025

2026

21-2S-16-01689-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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
Quality	05	05

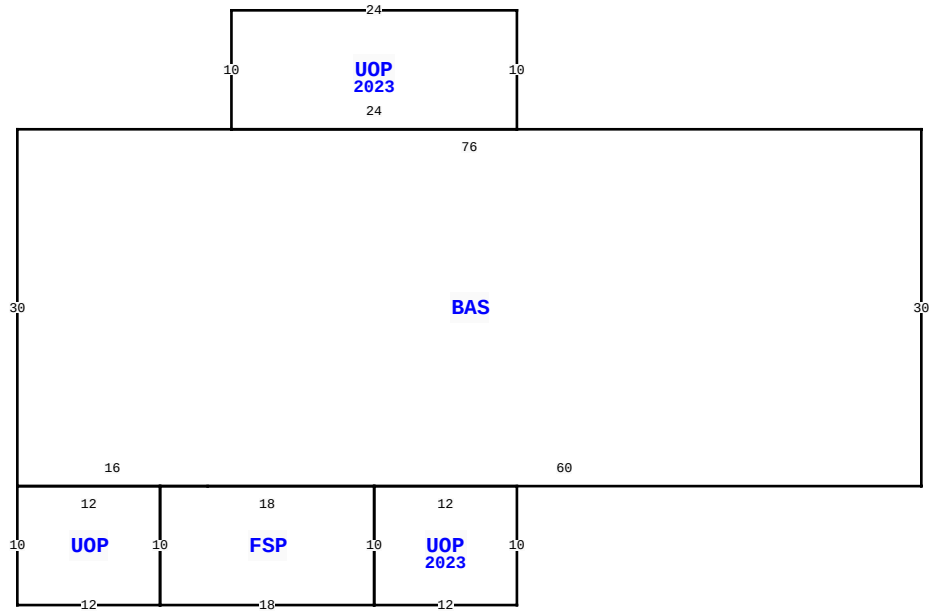
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	216,126
FSP	180	40		72	6,825
UOP	120	25		30	2,844
UOP	120	25	2023	30	2,844
UOP	240	25	2023	60	5,687
TOTALS	2,940			2,472	234,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,472	118.8000	119.99	296,615	2007	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2026 Heated Area: 2280 HX Base Yr 2026



463 NW SUGARCANE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,326
TOTAL MARKET OB/XF VALUE		13,580
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		292,906
SOH/AGL Deduction		0
ASSESSED VALUE		292,906
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,495
TOTAL JUST VALUE		292,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041353	Roof Replacement	9,083	02/19/2021
26134	M H	320	08/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2332	12/07/2022	WD	Q	I	01	272,000
GRANTOR: DEMBECK STANLEY JR						
GRANTEE: BALOWSKI ANN ELAINE						
1429/662	1/29/2021	WD	Q	I	01	175,000
GRANTOR: MAXWELL CHARLES R						
GRANTEE: DEMBECK STANLEY JR						

BUILDING NOTES

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	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S30 E16 E60 N30 $
FSP=[ORIG=-64,30] S10 E18 N10 W18 $
UOP=[ORIG=-76,30] S10 E12 N10 W12 $
UOP=[YR=2023;ORIG=-46,30] S10 E12 N10 W12 $
UOP=[YR=2023;ORIG=-58,-10] S10 E24 N10 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,580

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	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/15/2022 BY ME Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/12/2026 BY SYS