

PART OF LOT 4 BLK A SUWANNEE HIL  
S/D DESC AS:  
BEG SW COR OF SAID LOT 4, N 17 D

POIRIER SYLVAIN  
478 NW SUWANNEE VALLEY RD  
LAKE CITY, FL 32055

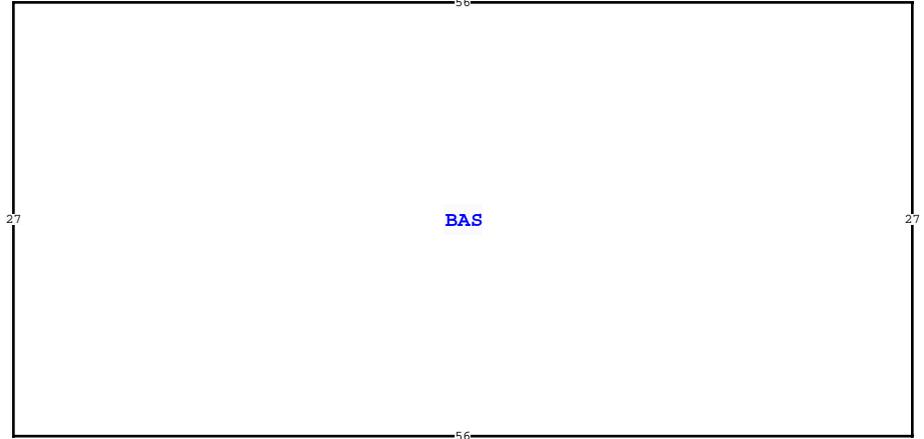
2026

21-2S-16-01689-124



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
Architectual Units	01	CONV	100
		0	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
BAS	1,512	100	
TOTALS	1,512		95,545

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%	- 2021								
				Heated Area:	1512			HX Base Yr	2021			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			95,545
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			125,545
SOH/AGL Deduction			40,099
ASSESSED VALUE			85,446
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			34,035
TOTAL JUST VALUE			125,545
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26848	M H	537	03/14/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/2697	1/17/2019	WD	U	I	18	50,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: SYLVAIN POIRIER						
1371/2140	9/26/2018	WD	U	I	12	0
GRANTOR: WELLS FARGO VANK N A						
GRANTEE: THE SECRETARY OF HO						

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	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	400	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	UT	600.00	600.00	100	2023	2022		100	600	
4	0070	CARPORT UF	0	100	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/16/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	0.40	LT		1.00	1.00	1.00	50,000.00	50,000.00	20,000								