

THE S 153.48 FT OF N 460.45 FT O  
OF SUWANNEE HILLS S/D.

TUNSIL CAROL ANN  
876 NW SUWANNEE VALLEY RD  
LAKE CITY, FL 32055

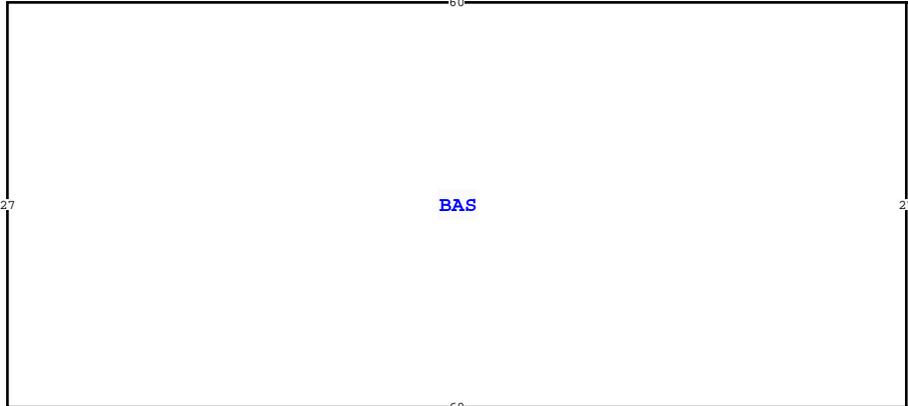
2026

21-2S-16-01689-129



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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	1,620	100	
TOTALS	1,620		100,603

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%	-	2009						
Heated Area: 1620						HX Base Yr 2009					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		100,603	
TOTAL MARKET OB/XF VALUE		14,408	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		123,011	
SOH/AGL Deduction		49,852	
ASSESSED VALUE		73,159	
TOTAL EXEMPTION VALUE	HX HB	48,159	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		123,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,714	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050067	Roof Replacement	12,920	06/07/2024
26583	M H	484	01/04/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/181	8/18/2021	QC	U	I	11	100
GRANTOR: BULLOCK CAROL ANN NKA						
GRANTEE: TUNSIL CAROL ANN						
1343/2566	8/16/2017	QC	U	V	11	100
GRANTOR: CAROL TUNSIL-RIVERS (						
GRANTEE: CAROL ANN & JAMILLE						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27\$.	

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	0296	SHED METAL	0	100	12	10	120.00	UT	12.00	70	2008	2008	3	70	1,008	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	100	2023	2022	100	100	2,000	

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	0.20	LT		1.00	1.00	1.00	40,000.00	40,000.00	8,000							