COMM SW COR OF NE1/4 OF SE1/4,
RUN N 319.30 FT TO N R/W
SUWANNEE VALLEY RD FOR POB,

GALLOWAY RENTZ T
495 NW WINFIELD ST
LAKE CITY, FL 32055

2027

21-2S-16-01693-001

BUILDING CHARACTERISTICS

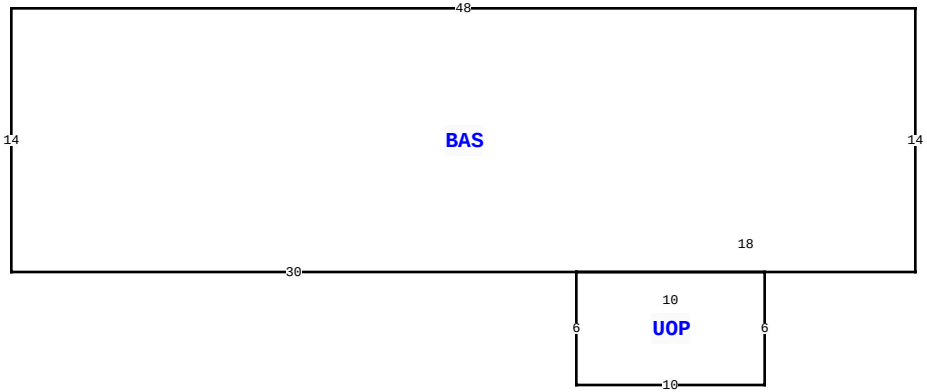
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	672	100		672	14,660
UOP	60	25		15	327
TOTALS	732			687	14,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	687	90.9000	54.54	37,469	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



467 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,988
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,550
TOTAL MARKET VALUE	36,538
SOH/AGL Deduction	0
ASSESSED VALUE	36,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,538
TOTAL JUST VALUE	36,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,538

XFOB:1:1: VALNT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20015	M H	125	10/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0963/1367	9/30/2002	QC	Q	V	01	100
GRANTOR: ANDERSON COLUMBIA ENV						
GRANTEE: RENTZ GALLOWAY (0.1						
0906/2232	7/24/2000	TD	Q	V	01	3,600
GRANTOR: CLERK OF COURT						
GRANTEE: RENTZ GALLOWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E30 UOP= S6 E10 N6 W10$ E18 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	0.97	AC		1.00	1.00	1.00	15,000.00	15,000.00	14,550							

REVIEW DATE 12/06/2022 BY JD Total Acres: 0.97 Total Land Value: 14,550 Market: 0 Agricultural: 0 Common: 14,550 PRINTED 11/17/2026 BY SYS