

LOT 1 BLOCK C SUWANNEE VALLEY
ESTATES S/D & THAT PART TO THE
C/L OF SW TAD PL LYING S OF

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

22-2S-16-01718-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 12,000 TOTAL MARKET VALUE 15,000 SOH/AGL Deduction 578 ASSESSED VALUE 14,422 TOTAL EXEMPTION VALUE 03 14,422 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 15,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 13,500																							
																				XFOB: 4:1: FLEETWOOD MH SALE: 1:1: LOTS 1,2 & 3 BLK C SUWANNEE VALLEY ESTAT																							
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1289/2177	2/23/2015	WD U	I	I	18	46,500																																					
TOTALS EXTRA FEATURES										109 NW TAD PL, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																											
										TOTAL OB/XF 3,000																																	
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	8600	C	COUNTY	0		RSF-1	95.00	120.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000																										
REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.26 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/08/2026 BY SYS																																											