LOT 3 BLK D SUWANNEE VALLEY ESTA
517-169, 1040-1902, WD 1065-2163

CANTRELL ROBERT JACKSON/CANTRELL JOESPH MARTIN
191 NW BONITA GLN
LAKE CITY, FL 32055

2027

22-2S-16-01719-003

BUILDING CHARACTERISTICS

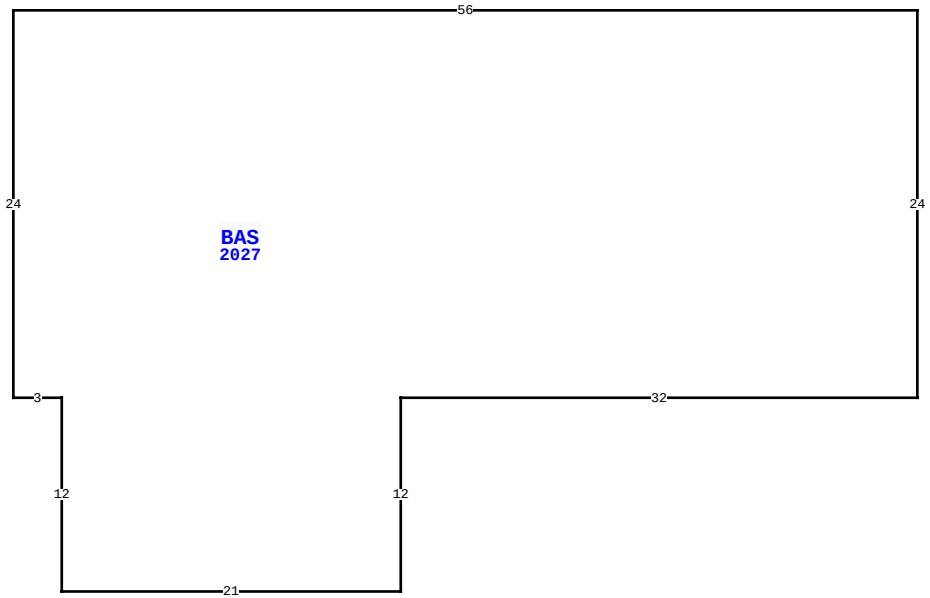
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2027	1,596	110,137
TOTALS	1,596			1,596	110,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,596	113.5000	90.80	144,917	1991	2014	0	0	0	24.00	76.00

1 MANUF 1 0% - 2027 Heated Area: 1596 HX Base Yr



191 NW BONITA WAY, 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	0080	DECKING	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,137
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	129,537
SOH/AGL Deduction	0
ASSESSED VALUE	129,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,537
TOTAL JUST VALUE	129,537
NCON VALUE	117,537
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053546	Mobile Home		07/08/2025
000053475	Right-of-Way Acce		06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1819	5/29/2026	WD	Q	I	01	148,000
GRANTOR: NORRIS JONATHAN						
GRANTEE: CANTRELL ROBERT JAC						
1569/1818	5/29/2026	QC	U	V	11	100
GRANTOR: JOHNSON ROCKY G						
GRANTEE: NORRIS JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=90,10] W56 S24 E3 S12 E21 N12 E32 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 11/10/2026 BY robin Total Acres: 0.29 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS