

LOT 10 BLK D SUWANNEE VALLEY EST  
517-169, 1040-1902, WD 1065-2163

MINOZZI JOHN  
137 NW BONITA WAY  
LAKE CITY, FL 32055

**2026**

22-2S-16-01719-010  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 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
BAS	990	100	2024
TOTALS	990		990
			87,503

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	0%	- 2026	Heated Area: 990		HX Base Yr																		
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
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INC DATE		AG DATE	MLU																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,503
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			106,503
SOH/AGL Deduction			0
ASSESSED VALUE			106,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			106,503
TOTAL JUST VALUE			106,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,001
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047463	Mobile Home		10/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2494	12/19/2025	WD	U	I	12	110,000
GRANTOR: TRIAD FINANCIAL SERVI						
GRANTEE: MINOZZI JOHN						
1537/115	3/12/2025	WD	U	I	12	132,200
GRANTOR: RODOSKY MICHAEL JAY						
GRANTEE: TRIAD FINANCIAL SER						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2024	2023		100	7,000	

BUILDING NOTES									
<p>BAS=[YR=2024;ORIG=16,13] E66 S15 W66 N15 \$</p>									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000		

YEAR	DENSITY	DECL	FRZ	YR	CONSRV