

COMM NE COR OF SE1/4 OF SW1/4, R
S 43.81 FT TO R/W OF A CO RD, CO
FT, E 711.21 FT TO W R/W OF CO R

FLEMING JOHN/ALLBRITTON HALLEY
4101 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

24-2S-15-00079-006
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24215.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
FOP	144	35	
FSP	360	40	
TOTALS	2,124		
TOTAL ADJ AREA	1,814		
SUBAREA MARKET VALUE	40,017		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2023								
				Heated Area: 1620			HX Base Yr 2023				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,017
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			45,180
TOTAL MARKET VALUE			92,797
SOH/AGL Deduction			17,246
ASSESSED VALUE			75,551
TOTAL EXEMPTION VALUE	HX HB	50,551	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			92,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7940	M H	100	01/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1498	12/13/2022	WD U	I	I	11	0
GRANTOR: FLEMING JOHN						
GRANTEE: FLEMING JOHN						
1322/1094	9/14/2016	WD U	I	I	18	25,100
GRANTOR: US BANK TRUST N A, TR						
GRANTEE: JOHN FLEMING (SINGL)						

EXTRA FEATURES		4101 NW SUWANNEE VALLEY RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 100
2	9945	Well/Sept	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/11/2026		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	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S27 E38 FOP= S12 E12 N12 W12\$ E22 N27 FSP= N12 W30 S12 E30\$ W30\$.	

LAND DESCRIPTION		TOTAL OB/XF														7,600								
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		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,180							