2 AC SQUARE IN THE NE COR OF: CO
S1/2 OF NW1/4, RUN E 717.13 FT,
S 1840.95 FT FOR POB, RUN W 490.

SUWANNEE VALLEY PROPERTIES, INC
8177 260 TER
BRANFORD, FL 32008

2026

24-5S-16-03707-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

166 SW BEYOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,900
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	43,900
SOH/AGL Deduction	2,881
ASSESSED VALUE	41,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,019
TOTAL JUST VALUE	43,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1349	12/11/2023	TD	U	I	18	21,500
GRANTOR: CLERK OF COURT						
GRANTEE: SUWANNEE VALLEY PRO						
1404/0446	1/08/2020	CT	U	V	11	15,600
GRANTOR: CLERK OF COURT						
GRANTEE: SW INFINITY PLACE T						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 11,900

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 03/06/2026 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 06/29/2026 BY SYS