

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										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 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 / V / RSN 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											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
TOTALS										166 SW BEYOND CT, LAKE CITY																					
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS													
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															
TOTAL OB/XF										11,900																					
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	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 05/13/2026 BY SYS																															