LOT 5 BLOCK B BRANDON HGTS S/D.
746-1459, 778-125, 786-580, 969-

JOHNSON RODNEY II/HOLLIE GARY L II
228 SE SUZANNE WAY
LAKE CITY, FL 32025

2026

26-4S-17-08749-125

BUILDING CHARACTERISTICS

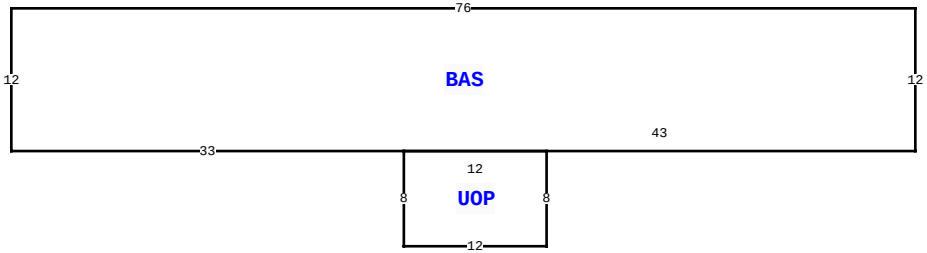
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	18,598
UOP	96	25		24	490
TOTALS	1,008			936	19,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	936	84.9690	50.98	47,717	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 912 HX Base Yr



228 SE SUZANNE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,087
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	42,737
SOH/AGL Deduction	3,976
ASSESSED VALUE	38,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,761
TOTAL JUST VALUE	42,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,237

XFOB:1:1: RIVE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7820	M H	100	11/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/58	3/25/2024	QC	U	I	11	100
GRANTOR: MORRIS SANDRIA						
GRANTEE: JOHNSON RODNEY II						
1496/1683	6/15/2023	WD	U	I	11	100
GRANTOR: JOHNSON BUDDY M						
GRANTEE: MORRIS SANDRIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S12 E33 UOP= S8 E12N8 W12$ E43 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,650

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/21/2017 BY BC Total Acres: 0.63 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/10/2026 BY SYS