

N1/4 OF W1/4 OF W1/2 OF NE1/4 OF NW1/4 OF NW1/4 AS LIES E OF BOOK COMBS RD, AKA OLD WHITE SPRINGS

CONNER LYNDA N
P O BOX 115
WHITE SPRINGS, FL 32096-0115

2026

30-2S-16-01788-008



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
Architectual	01	CONV	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	30216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,768	100	
FSP	206	40	
FSP	270	40	
TOTALS	2,244		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026								

Heated Area: 1768		HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,696
TOTAL MARKET OB/XF VALUE			20,860
TOTAL LAND VALUE - MARKET			31,000
TOTAL MARKET VALUE			108,556
SOH/AGL Deduction			0
ASSESSED VALUE			108,556
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,556
TOTAL JUST VALUE			108,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,104
SALE:2:1: AERIAL SHOWS NO IMPROVEMENTS			
XFOB:1:1: CONCORD M H			
SALE:1:1: 3.10 ACRES WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / I / CD
0880/0985	5/10/1999	WD Q	I
GRANTOR: BOARDMAN			SALE PRICE
GRANTEE: CONNER			45,000
0802/2379	3/14/1995	WD Q	I
GRANTOR: ROBERT J & NAOMI R DU			38,000
GRANTEE: DONALD E & SARAH M			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W66 S27 E14 FSP= S8 E24N8 W10 N1 W14 S1\$ N1 E14 S1 E38 FSP= E10 N27 W10 S27\$ N27\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	0	20	24	480.00	UT	3.50	3.50	100
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100
7	0030	BARN,MT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100

3314 NW SUWANNEE VALLEY RD, LAKE CITY										BLD DATE		LGL DATE	05/08/2026	MLU
										XF DATE		AG DATE		
										INC DATE				

LAND DESCRIPTION												TOTAL OB/XF												
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	0		00	0.00	0.00	3.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,000							