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
7115 NW COUNTY ROAD 235
ALACHUA, FL 32615

2027

30-2S-16-01788-008

BUILDING CHARACTERISTICS

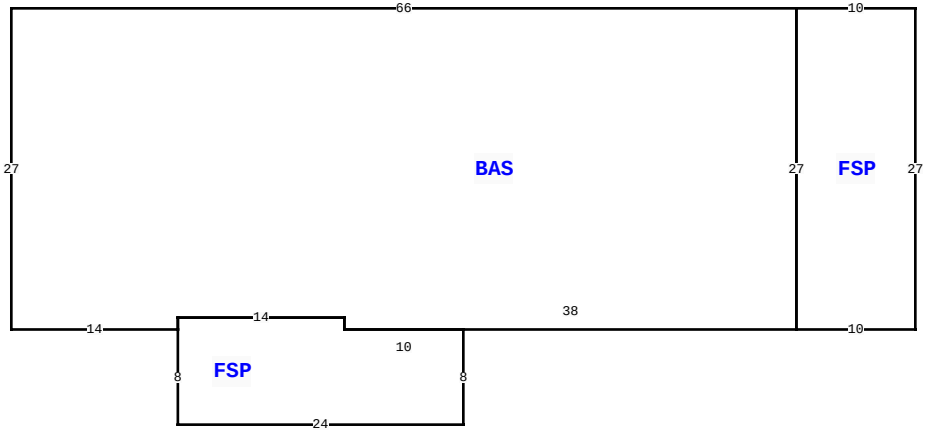
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	48,754
FSP	206	40		82	2,261
FSP	270	40		108	2,978
TOTALS	2,244			1,958	53,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,958	114.9000	68.94	134,985	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1768 HX Base Yr



3314 NW SUWANNEE VALLEY RD, 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	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	20	24	480.00	UT	3.50	3.50	100	1993	1993	3	100	1,680	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	480	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
7	0030	BARN,MT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,994
TOTAL MARKET OB/XF VALUE	20,860
TOTAL LAND VALUE - MARKET	31,000
TOTAL MARKET VALUE	105,854
SOH/AGL Deduction	0
ASSESSED VALUE	105,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,854
TOTAL JUST VALUE	105,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,854

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 / U	V / I	RSN CD	SALE PRICE
0880/0985	5/10/1999	WD	Q	I		45,000
GRANTOR: BOARDMAN						
GRANTEE: CONNER						
0802/2379	3/14/1995	WD	Q	I		38,000
GRANTOR: ROBERT J & NAOMI R DU						
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$.

LAND DESCRIPTION

TOTAL OB/XF 20,860

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		00	0.00	0.00	3.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,000							

REVIEW DATE 12/14/2022 BY JD Total Acres: 3.10 Total Land Value: 31,000 Market: 0 Agricultural: 0 Common: 31,000 PRINTED 11/17/2026 BY SYS