

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	1,485	100	
FSP	108	40	
TOTALS	1,593		1,528 96,680

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1485			HX Base Yr				
306 NW SUWANNEE VALLEY RD, LAKE CITY												
BLD DATE			LGL DATE			05/12/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		96,680		
TOTAL MARKET OB/XF VALUE		14,200		
TOTAL LAND VALUE - MARKET		81,040		
TOTAL MARKET VALUE		191,920		
SOH/AGL Deduction		0		
ASSESSED VALUE		191,920		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		191,920		
TOTAL JUST VALUE		191,920		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		178,716		
XFOB:1:1: GRAN MH				
SALE:1:1: 10.13 AC LENVIL ONLY GIVES WD AFTER AGRE				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
17790	M H	125	01/02/2001	
14737	M H	125	11/17/1998	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/905	7/17/2025	WD	Q	I	01	240,000
GRANTOR: AKERS ELLEN ATWOOD						
GRANTEE: BURTCHAELL CHAD						
1401/2416	12/20/2019	QC	U	I	11	100
GRANTOR: ELLEN ATWOOD AKERS						
GRANTEE: ELLEN & BROWN AKERS						

EXTRA FEATURES																	
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
1	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1974	1974	3	100	500	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTAL OB/XF													14,200				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W55 S27 E25 FSP= S6 E18 N6 W18 E30 N27S.												

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000								
2	0000	C	VAC RES	0		00	0.00	0.00	9.13	AC		1.00	1.00	1.00	8,000.00	8,000.00	73,040								