E 330 FT OF W 990 FT OF NW1/4 OF NE1/4.

SCHEELE PATRICK D/SCHEELE STELLA L
2872 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2027

30-2S-16-01789-003

BUILDING CHARACTERISTICS

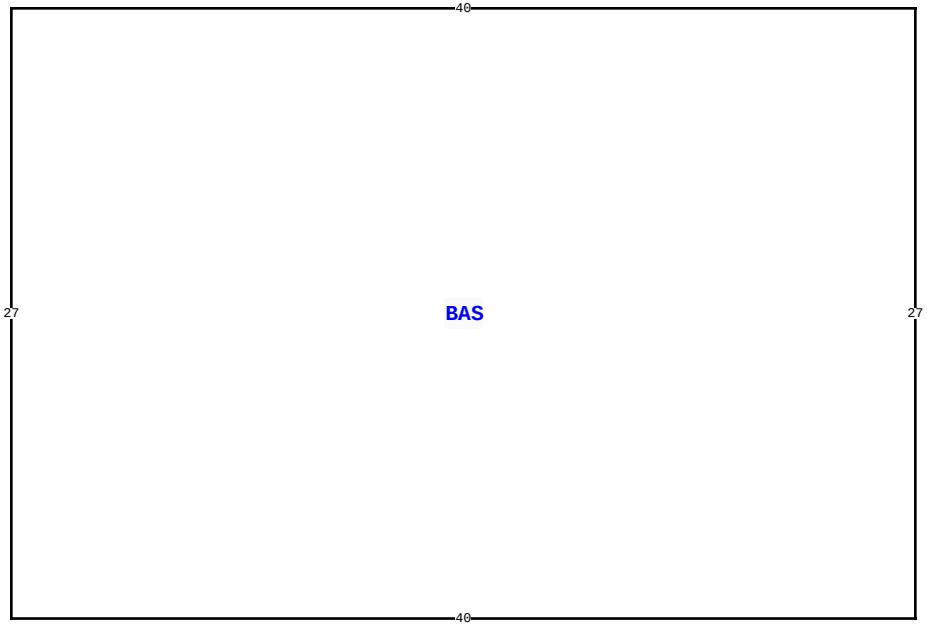
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,080	100		1,080	62,922
TOTALS	1,080			1,080	62,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.9000	105.93	114,404	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1080 HX Base Yr 2007



2872 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,922
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		81,280
TOTAL MARKET VALUE		152,602
SOH/AGL Deduction		77,419
ASSESSED VALUE		75,183
TOTAL EXEMPTION VALUE	HX HB	50,183
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24379	M H	448	04/11/2006
23447	M H	0	08/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1081/0495	4/11/2006	WD	Q	V	04	100
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: PATRICK D & STELLA						
1041/0041	10/12/2004	AG	Q	V	01	45,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: PATRICK D & STELLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	100		A-1	0.00	0.00	10.16	AC		1.00	1.00	1.00	8,000.00	8,000.00	81,280							

REVIEW DATE 12/14/2022 BY JD Total Acres: 10.16 Total Land Value: 81,280 Market: 0 Agricultural: 0 Common: 81,280 PRINTED 11/17/2026 BY SYS