LOTS 6 SUWANNEE RIVER DOWNS S/D.
629-735, 750-416, 807-74, 908-86

RICHARDS MICHELLE H
162 SW PINEMOUNT RD # A
LAKE CITY, FL 32024

2027

32-3S-16-02431-106

BUILDING CHARACTERISTICS

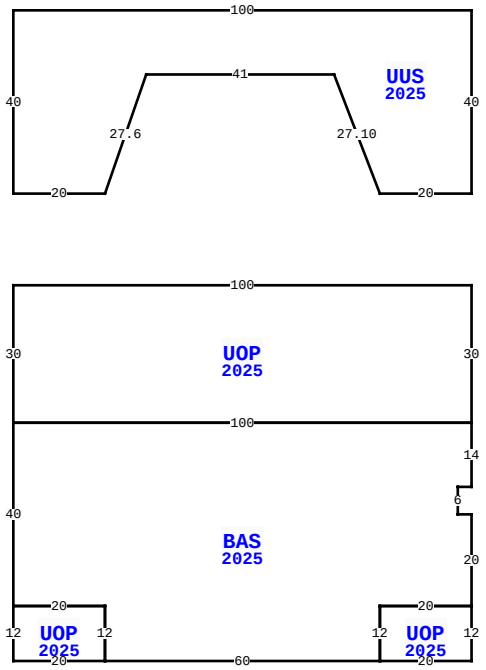
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,702	100	2025	4,702	152,662
UOP	240	20	2025	48	1,558
UOP	240	20	2025	48	1,558
UOP	3,000	20	2025	600	19,481
UUS	2,687	50	2025	1,344	43,636
TOTALS	10,869			6,742	218,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0186	01	6,742	106.7325	83.25	561,272	2019	2024	0	0	60	1.00	39.00

1 SFR/BARNDO 0% - 2025 Heated Area: 4702 HX Base Yr



507 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	218,896
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	60,600
TOTAL MARKET VALUE	283,896
SOH/AGL Deduction	0
ASSESSED VALUE	283,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,896
TOTAL JUST VALUE	283,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036535	New Residential C	392,750	08/19/2021
36535	SFR	2,609	04/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2205	5/27/2016	WD	U	V	30	100
GRANTOR: TONY D RICHARDS						
GRANTEE: MICHELLE H RICHARDS						
1302/0167	10/01/2015	WD	Q	V	01	35,000
GRANTOR: TIM & SONYA MCKINSEY						
GRANTEE: TONY D RICHARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-100,10] W100 S40 E20 S12 E60 N12 E20 N20 W3 N6 E3 N14 $
UOP=[YR=2025;ORIG=-100,-20] W100 S30 E100 N30 $
UOP=[YR=2025;ORIG=-180,50] W20 S12 E20 N12 $
UOP=[YR=2025;ORIG=-100,50] W20 S12 E20 N12 $
UUS=[YR=2025;ORIG=-100,-80] W100 S40 E20 U26R9 E41 D26R10 E20 N40 $
.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	0100	C	SFR	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

REVIEW DATE 06/27/2023 BY KS Total Acres: 5.05 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 11/17/2026 BY SYS