LOT 11 SUWANNEE RIVER DOWNS S/D.
628-573, 710-843, 750-416, 796-1

GREENE L N/GREENE MARY K
273 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2027

32-3S-16-02431-111

BUILDING CHARACTERISTICS

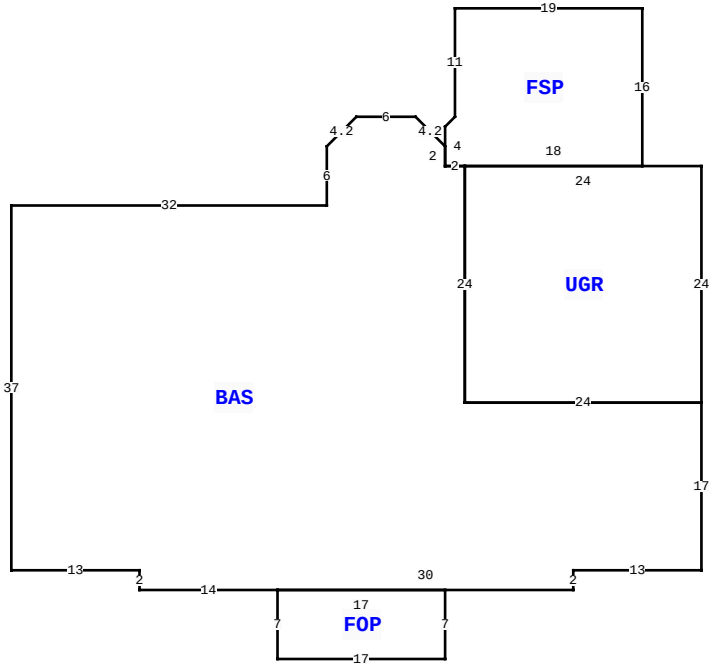
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	2,305	100		2,305	213,414
FOP	119	30		36	3,333
FSP	309	40		124	11,481
UGR	576	45		259	23,981
TOTALS	3,309			2,724	252,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	112.2240	123.45	336,278	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 2305 HX Base Yr 2001



273 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		252,208
TOTAL MARKET OB/XF VALUE		9,661
TOTAL LAND VALUE - MARKET		48,672
TOTAL MARKET VALUE		310,541
SOH/AGL Deduction		95,869
ASSESSED VALUE		214,672
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,261
TOTAL JUST VALUE		310,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048513	Roof Replacement	27,005	10/27/2023
16756	SFR	380	03/17/2000
16611	PUMP/UTPOL	30	02/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/2315	8/07/2019	LE	U	I	14	100
GRANTOR: L N & MARY GREENE (H/						
GRANTEE: DAVID RUSSELL GREEN						
1389/2595	7/22/2019	LE	U	I	14	100
GRANTOR: L N & MARY GREENE (H/						
GRANTEE: DAVID RUSSELL GREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S37 E13 S2 E14 FOP= S7 E17 N7 W17$ E30 N2 E13 N17
UGR= N24 W24 S24 E24$ W24 N24 FSP= E18 N16 W19 S11 D1 L1 S4
E2$ W2 N2 U3 L3 W6 L3 D3 S6$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	563.00	UT	1.50	1.50	100	2000	2000	3	100	845	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	5.50	5.50	100	2000	2000	3	100	1,056	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
5	0166	CONC,PAVMT	0	100	0	0	400.00	UT	7.50	7.50	100	2006	2006	3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
7	0169	FENCE/WOOD	0	100	0	0	984.00	UT	2.50	2.50	100	2006	2006	3	100	2,460	

LAND DESCRIPTION

TOTAL OB/XF 9,661

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	100		A-1	0.00	0.00	5.07	AC		1.00	1.00	0.80	12,000.00	9,600.00	48,672							

REVIEW DATE 12/11/2023 BY JS Total Acres: 5.07 Total Land Value: 48,672 Market: 0 Agricultural: 0 Common: 48,672 PRINTED 11/17/2026 BY SYS