

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

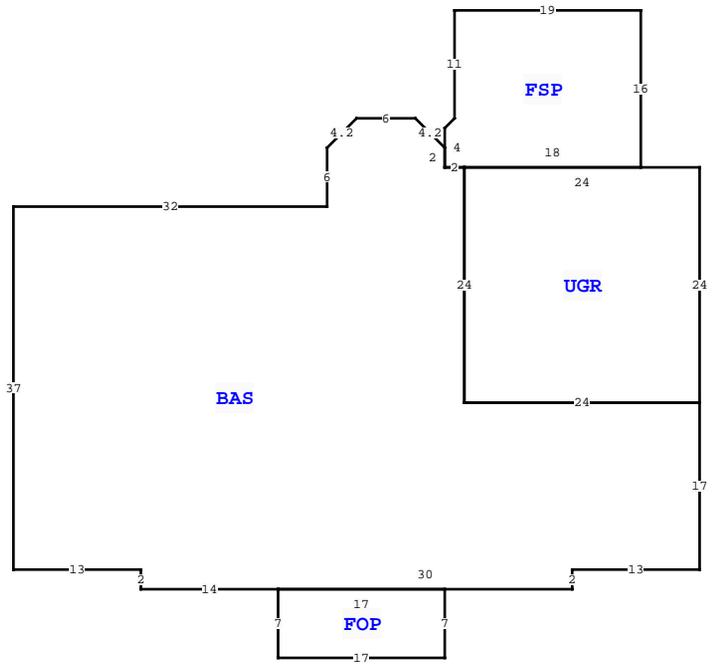
GREENE L N/GREENE MARY K
273 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2026

32-3S-16-02431-111
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	03 100
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
BAS	2,305
FOP	119
FSP	309
UGR	576
TOTALS	3,309

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2001									
Heated Area: 2305 HX Base Yr 2001												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	261,382		
TOTAL MARKET OB/XF VALUE	9,661		
TOTAL LAND VALUE - MARKET	48,672		
TOTAL MARKET VALUE	319,715		
SOH/AGL Deduction	111,296		
ASSESSED VALUE	208,419		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	157,008		
TOTAL JUST VALUE	319,715		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	314,486		
SALE:3:1: ALSO 32-3S-16-02431-002			
SALE:2:1: INCLUDED 02431-002			
SALE:1:1: INCLUDED 02431-002			
LAND:1:1: JOINS 32-3S-16-02431-002 (5.07 ACRES)			
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	I	14	100
GRANTOR: L N & MARY GREENE (H/ GRANTEE: DAVID RUSSELL GREEN						
1389/2595	7/22/2019	LE U	I	I	14	100
GRANTOR: L N & MARY GREENE (H/ GRANTEE: DAVID RUSSELL GREEN						

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

TOTAL OB/XF												
9,661												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/22/2026 MLU												

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\$.												

LAND DESCRIPTION																								
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	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							