LOT 15 SUWANNEE RIVER DOWNS.

649-204, 750-416, 417, 915-2056,

ALBALA JENNIFER K
537 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2027

32-3S-16-02431-115

BUILDING CHARACTERISTICS

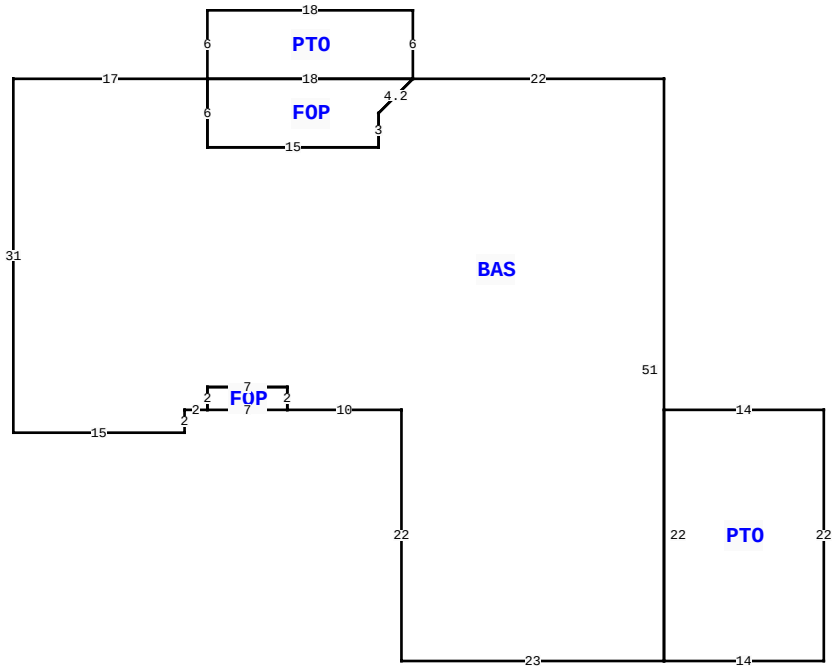
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,081	100		2,081	195,718
FOP	14	30		4	376
FOP	95	30		28	2,633
PTO	108	5		5	470
PTO	308	5		15	1,411
TOTALS	2,606			2,133	200,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	112.5040	123.75	263,959	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2081 HX Base Yr 2002



537 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	200,609
TOTAL MARKET OB/XF VALUE	5,279
TOTAL LAND VALUE - MARKET	60,840
TOTAL MARKET VALUE	266,728
SOH/AGL Deduction	88,367
ASSESSED VALUE	178,361
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	126,950
TOTAL JUST VALUE	266,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17728	SFR	287	12/11/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/0047	8/18/2011	WD	U	V	30	100
GRANTOR: MARK A CASACCI						
GRANTEE: JENNIFER K CASACCI						
0915/2056	12/01/2000	WD	Q	V		32,500
GRANTOR: KEENE						
GRANTEE: CASACCI'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N6 W18 S6 E18$ FOP= W18 S6 E15 N3 U3 R3 $ L3 D3 S3 W15 N6 W17 S31 E15 N2 E2 FOP= E7 N2 W7 S2$ N2 E7 S2 E10 S22 E23 PTO= E14 N22 W14 S22$ N51$.

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	2.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	2,400	
2	0166	CONC,PAVMT	0	100	0	0	319.00	UT	1.50	1.50	100	2001	2001	3	100	479	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 5,279

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	1.00	12,000.00	12,000.00	60,840							

REVIEW DATE 06/27/2023 BY KS Total Acres: 5.07 Total Land Value: 60,840 Market: 0 Agricultural: 0 Common: 60,840 PRINTED 11/17/2026 BY SYS