

LOT 1 SUWANNEE RIVER DOWNS S/D.
 LOT 1 DESC IN ORB 807-657 & BEG
 SEC, RUN N 197.15 FT, W 250 FT S

ROSS TIMM F/ROSS KATALIN M
 1044 SW SUWANNEE DOWNS DR
 LAKE CITY, FL 32024

2026

33-3S-16-02433-101


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 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 06
NEIGHBORHOOD/LOC	33316.010 1.00/
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176
FOP	160
FOP	160
UOP	40
UOP	360
UOP	384
TOTALS	3,280

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,429	112.5040	128.25	311,519	1998	1998	0	0	33.75	66.25	
1 SINGLE FAM 100% - 1999 Heated Area: 2176 HX Base Yr 1999												

1044 SW SUWANNEE DOWNS DR, LAKE CITY

L	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	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	75	1998	1998	3	75	1,620	
3	0040	BARN, POLE	0	100	24	48	1,152.00	UT	2.50	2.50	75	1998	1998	3	75	2,160	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
TOTAL OB/XF 5,780																	

LAND DESCRIPTION	
L N	USE CODE
1	0100

TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
8.90	AC		1.00	1.00	0.80	9,000.00	7,200.00	64,080							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			206,381
TOTAL MARKET OB/XF VALUE			5,780
TOTAL LAND VALUE - MARKET			64,080
TOTAL MARKET VALUE			276,241
SOH/AGL Deduction			91,291
ASSESSED VALUE			184,950
TOTAL EXEMPTION VALUE	HX HB 98		184,950
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			276,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,446

SALE:3:1: S/D OWNER
 SALE:2:1: LOT 1 SUWANNEE RIVER DOWNS
 SALE:1:1: 7.77 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34250	MAINT/ALTR	55	07/18/2016
14128	SFR	360	06/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/77	1/18/2023	LE	U	I	14	100

GRANTOR: ROSS TIMM F
 GRANTEE: ROSS TIMM F (LE)
 0883/2372 4/26/1999 WD Q V 01 4,500
 GRANTOR: SUWANNEE RIVER DOWNS
 GRANTEE: TIMM & KATALIN ROSS

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[ORIG=0,0] W12 N20 W20 S20 W21 W11 S3 D2L2 S4 D2R2 S3 E12 S22 E20 E20 N24 E12 N2 U2R2 N4 U2L2 N2 \$ UOP=[ORIG=-12,36] S8 E12 N32 W12 S24 \$ UOP=[ORIG=-64,14] S30 E12 N30 W12 \$ FOP=[ORIG=-52,36] S8 E20 N8 W20 \$ FOP=[ORIG=-32,36] S8 E20 N8 W20 \$ UOP=[ORIG=-53,0] N5 W8 S5 E8 \$	