

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

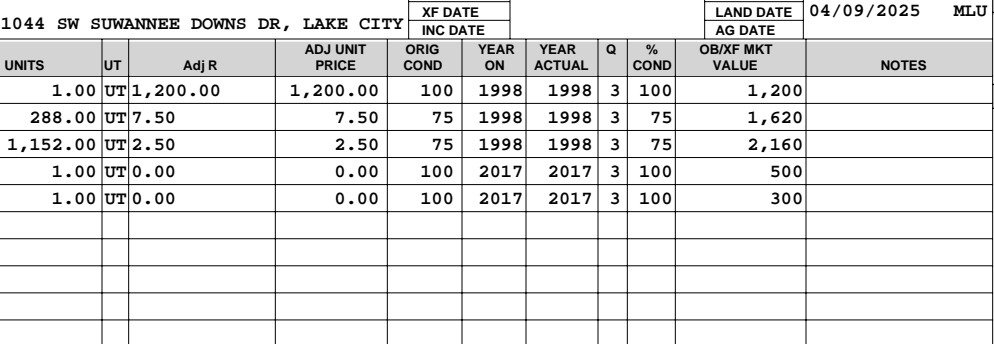
2026

33-3S-16-02433-101



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	1. 100	
Architectual Units	05	CONV 100	
Condition Adj	03	0 100	
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
BAS	2,176	100	
FOP	160	30	
FOP	160	30	
UOP	40	20	
UOP	360	20	
UOP	384	20	
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	126.00	306,054	1998	1998	0	0	33.75	66.25
1 SINGLE FAM 100% - 1999											
					Heated Area: 2176						
					HX Base Yr 1999						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		202,761	
TOTAL MARKET OB/XF VALUE		5,780	
TOTAL LAND VALUE - MARKET		64,080	
TOTAL MARKET VALUE		272,621	
SOH/AGL Deduction		87,671	
ASSESSED VALUE		184,950	
TOTAL EXEMPTION VALUE		HX HB 98 184,950	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		272,621	
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 / V / RSN CD
1483/77	1/18/2023	LE U	I 14
GRANTOR: ROSS TIMM F			
GRANTEE: ROSS TIMM F (LE)			
0883/2372	4/26/1999	WD Q	V 01
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 \$			

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

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	8.90	AC		1.00	1.00	0.80	9,000.00	7,200.00	64,080							

TOTAL OB/XF																			
										5,780									