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

2027

33-3S-16-02433-101

BUILDING CHARACTERISTICS

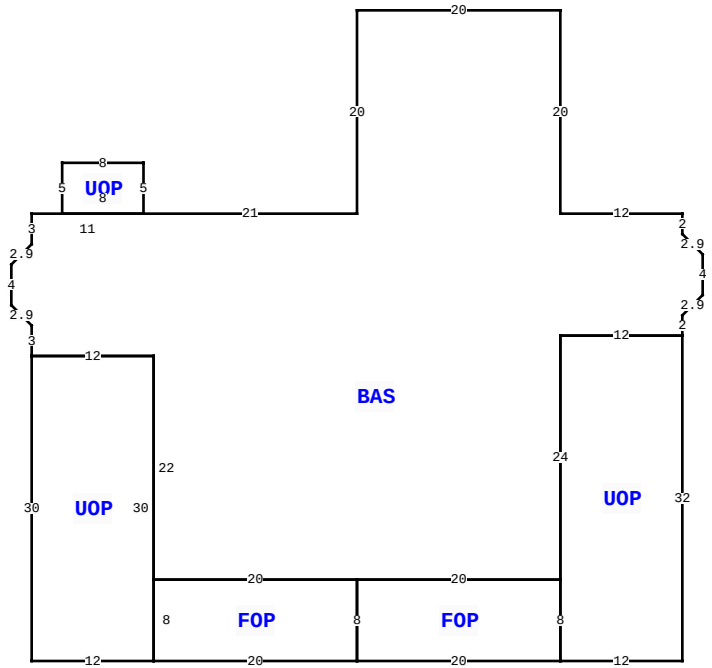
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	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	100		2,176	178,398
FOP	160	30		48	3,935
FOP	160	30		48	3,935
UOP	40	20		8	656
UOP	360	20		72	5,903
UOP	384	20		77	6,313
TOTALS	3,280			2,429	199,140

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	123.75	300,589	1998	1998	0	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,140
TOTAL MARKET OB/XF VALUE		5,780
TOTAL LAND VALUE - MARKET		64,080
TOTAL MARKET VALUE		269,000
SOH/AGL Deduction		78,502
ASSESSED VALUE		190,498
TOTAL EXEMPTION VALUE	HX HB 98	190,498
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		269,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,621

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,780

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

REVIEW DATE 06/27/2023 BY KS Total Acres: 8.90 Total Land Value: 64,080 Market: 0 Agricultural: 0 Common: 64,080 PRINTED 11/17/2026 BY SYS