LOT 20 SUWANNEE RIVER DOWNS.
676-26, DC 1293-298, QC 1450-278

WILLIAMS DONALD K/WILLIAMS BRENDA M
384 SW GREEN ACRES WAY
LAKE CITY, FL 32024

2026

33-3S-16-02433-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,760
TOTAL MARKET VALUE	23,760
SOH/AGL Deduction	4,594
ASSESSED VALUE	19,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,166
TOTAL JUST VALUE	23,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,760

SALE:1:1: LOT 20 SUWANNEE RIVER DOWNS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2781	10/22/2021	WD	U	V	11	100
GRANTOR: KEENE CARMEN						
GRANTEE: WILLIAMS DONALD K						
0676/0026	1/06/1989	WD	Q	V		26,400
GRANTOR: SUWANNEE RIVER DOWNS						
GRANTEE: KEENE SIDNEY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	5.28	AC		1.00	1.00	0.50	9,000.00	4,500.00	23,760							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.28 Total Land Value: 23,760 Market: 0 Agricultural: 0 Common: 23,760 PRINTED 05/08/2026 BY SYS