

BEG AT SE COR OF LOT 7 BRENT
 HEIGHTS S/D. RUN S 10 DEG W
 ALONG W R/W 28.53 FT, THENCE

SUWANNEE VALLEY UTILITIES LLC
 5911 TROUBLE CREEK RD
 NEW PORT RICHEY, FL 34652

2026

35-4S-17-09033-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 800 TOTAL LAND VALUE - MARKET 38,500 TOTAL MARKET VALUE 39,300 SOH/AGL Deduction 12,433 ASSESSED VALUE 26,867 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,867 TOTAL JUST VALUE 39,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,425																							
DOR CODE		9100 UTILITIES																				PERMIT NUM				DESCRIPTION				AMT				ISSUED									
MAP NUM																						7681				M H				60				10/12/1993									
NEIGHBORHOOD/LOC		35417.00 1.00/																				SALES DATA																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE														OFF RECORD Number				DATE				TYPE INST				Q / V / I / RSN CD				SALE PRICE			
																								1419/0611				9/04/2020				WD U				I 11				100			
																								GRANTOR: CITY OF LAKE CITY FLO																			
																								GRANTEE: SUWANNEE VALLEY UTI																			
																								1418/1471				8/28/2020				WD U				I 20				70,800			
																								GRANTOR: CITY OF LAKE CITY FLO																			
																								GRANTEE: SUWANNEE VALLEY UTI																			
TOTALS																						BUILDING NOTES																					
EXTRA FEATURES		507 SE BRANDON DR, LAKE CITY								BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/08/2026 MLU																					
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	0140	CLFENCE	6	0	0	0	0	0		0.00	100	2017	2017	3	100	800																											
LAND DESCRIPTION		TOTAL OB/XF										800																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9120	C	WATER WRKS	0		00	0.00	0.00	1.75	LT		1.00	1.00	1.00	22,000.00	22,000.00	38,500																										
REVIEW DATE		07/11/2017		BY		DF		Total Acres: 1.75				Total Land Value: 38,500				Market: 0				Agricultural: 0				Common: 38,500				PRINTED 05/08/2026 BY SYS															