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

2027

35-4S-17-09033-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	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

507 SE BRANDON DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	9,746
ASSESSED VALUE	29,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,554
TOTAL JUST VALUE	39,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7681	M H	60	10/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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						

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
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	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 11/17/2026 BY SYS