NW1/4 OF NE1/4 EX W 990 FT.
424-624, WD 1140-1553, QC 1351
-249,

GMAC 1ST HOLDINGS LLC
9 HEMLOCK CT
OCALA, FL 34472

2024

30-2S-16-01789-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30216.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

2862 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	50,000
SOH/AGL Deduction	13,700
ASSESSED VALUE	36,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,300
TOTAL JUST VALUE	50,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PRMT:1:1: JOHNSON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16125	M H	125	10/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1351/0249	1/02/2018	QC	U	V	11	100
GRANTOR: LAVETHA JOHNSON & ELI						
GRANTEE: GMAC 1ST HOLDINGS L						
1140/1553	1/04/2008	WD	U	V	03	25,000
GRANTOR: LENVIL DICKS						
GRANTEE: LAVETHA JOHNSON & E						

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	50,000							

REVIEW DATE 05/15/2023 BY MLU Total Acres: 10.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 01/31/2024 BY SYS