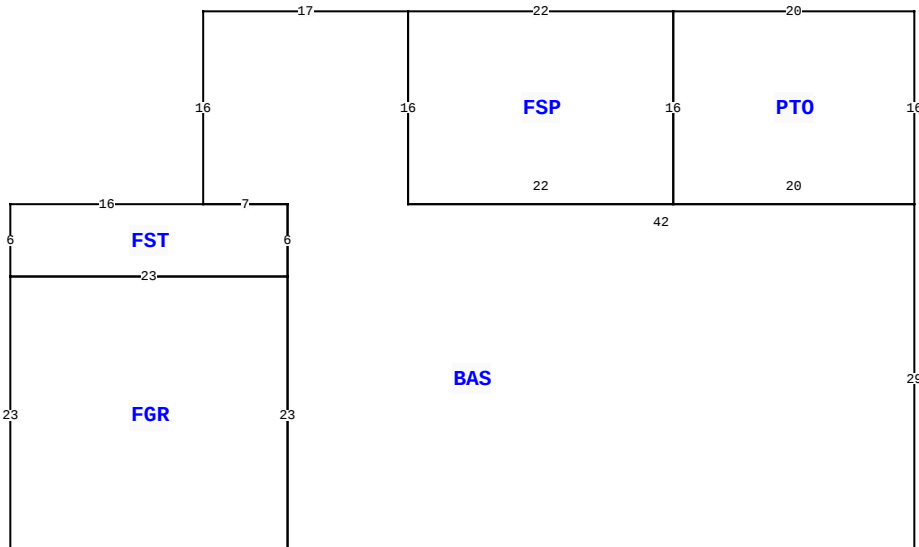


BEAMSLEY JAMES C/BEAMSLEY SUSAN E
TRUSTEES J S PEN LIVING TRUST, 6812 SW CR 240
LAKE CITY, FL 32024

2026



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										
Exterior Wall		19	COMMON BRK 100			0100	01	2,304	115.8300	129.73	298,898	1992	1995		0	0	0	30.00	70.00	3									
Roof Structure		08	IRREGULAR 100			1 SINGLE FAM 0% - 0													Heated Area: 1780 HX Base Yr										
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame			N/A 100																										
Stories		1.	1. 100																										
Architectural Units		05	CONV 100																										
Condition Adj		03	03 100																										
Kitchen Adjus		01	01 100																										
Quality		05	05																										
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM			MKT AREA			01																							
NEIGHBORHOOD/LOC		3516.0600 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,780	100		1,780	161,643																								
FGR	529	55		291	26,426																								
FSP	352	40		141	12,804																								
FST	138	55		76	6,901																								
PTO	320	5		16	1,453																								
TOTALS		3,119			2,304	209,229																							
EXTRA FEATURES						190 SW OAKWOOD CT, LAKE CITY																							
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200														
2	0166	CONC,PAVMT	0	0	0	912.00	UT	1.40	1.40	100	0	0	3	100	1,277														
3	0294	SHED WOOD/	0	0	10	120.00	UT	7.50	7.50	70	1993	1993	3	70	630														
4	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	70	1993	1993	3	70	420														
5	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200														
6	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500														
LAND DESCRIPTION						TOTAL OB/XF 4,227																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000												
										</																			