S1/2 OF S1/2 OF NW1/4 OF NE1/4 E
& EX E 1160.69 FT.

BECKMAN JON MICHAEL JR
138 SE DUSTIN TER
LAKE CITY, FL 32025

2026

06-5S-17-09129-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

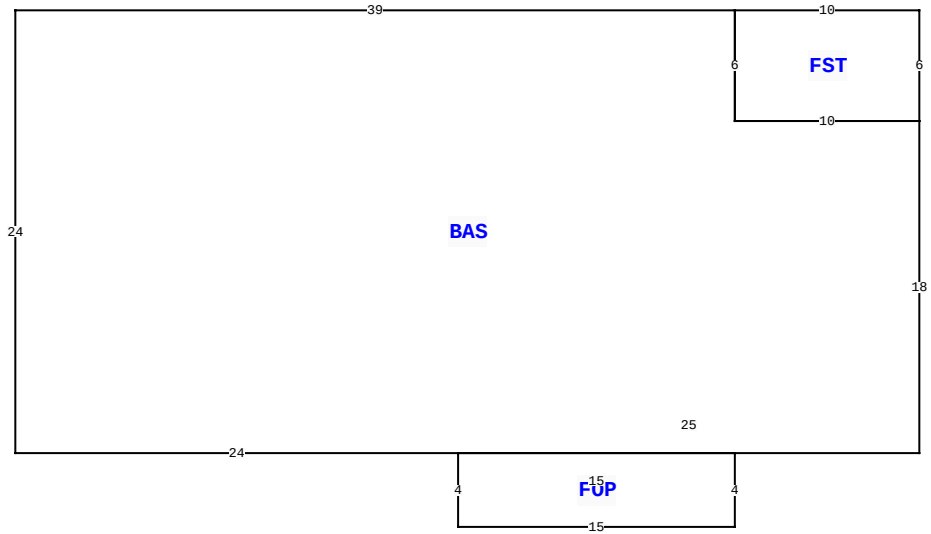
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100		1,116	99,111
FOP	60	30		18	1,598
FST	60	55		33	2,931
TOTALS	1,236			1,167	103,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,167	121.9920	136.63	159,447	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1116 HX Base Yr



116 SW DYNASTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,641
TOTAL MARKET OB/XF VALUE	1,288
TOTAL LAND VALUE - MARKET	23,940
TOTAL MARKET VALUE	128,869
SOH/AGL Deduction	0
ASSESSED VALUE	128,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,869
TOTAL JUST VALUE	128,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/2236	5/16/2022	QC	U	I	11	100
GRANTOR: BECKMAN CHRISTIAN JOS						
GRANTEE: BECKMAN JON MICHAEL						
1214/1870	5/07/2011	QC	U	I	11	100
GRANTOR: VIOLET J BECKMAN (LIF						
GRANTEE: JON M BECKMAN & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S24 E24 FOP= S4 E15N4 W15$ E25 N18 FST= N6 W10 S6 E10$ W10 N6$.

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	0166	CONC,PAVMT	0	0	10	18	180.00	UT	1.60	1.60	100	0	0	3	100	288	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,288

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	0100	C	SFR	0		A-1	0.00	0.00	1.33	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,940							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.33 Total Land Value: 23,940 Market: 0 Agricultural: 0 Common: 23,940 PRINTED 11/07/2025 BY SYS