LOT 3 BLK B HIGH HAMMOCK.
WD 1113-140, PB 1478-2486, QC 15

SCIPPIO NAKILA SHAWNTEA
162 SE BEADIE DR
LAKE CITY, FL 32024

2025

09-4S-17-08301-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

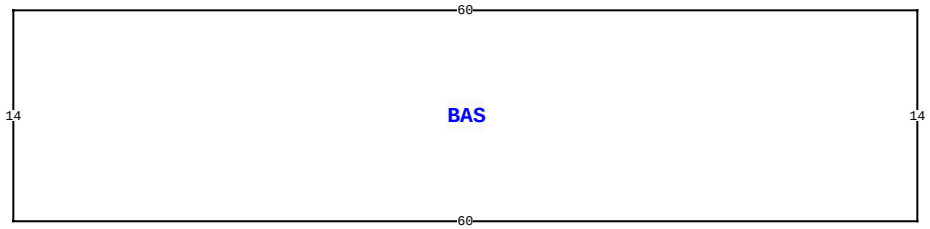
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	12,492
TOTALS	840			840	12,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	61.9650	37.18	31,231	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 2025 Heated Area: 840 HX Base Yr



162 SE BEADIE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,492
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	19,425
TOTAL MARKET VALUE	36,017
SOH/AGL Deduction	0
ASSESSED VALUE	36,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,017
TOTAL JUST VALUE	36,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11127	M H	125	05/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2486	11/07/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HARPS TYRONE B						
1525/1014	7/24/2018	QC	U	I	11	100
GRANTOR: SCIPPIO EDGAR						
GRANTEE: SCIPPIO NAKILA SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.05	18,500.00	19,425.00	19,425							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.99 Total Land Value: 19,425 Market: 0 Agricultural: 0 Common: 19,425 PRINTED 05/15/2025 BY SYS