LOT 9 BLK B HIGH HAMMOCK.

965-264, WD 1107-1486, TD 1339-1

REESE LESTER/REESE PHYLLISTEEN L
282 SE BEADIE DR
LAKE CITY, FL 32025

2025

09-4S-17-08301-129

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

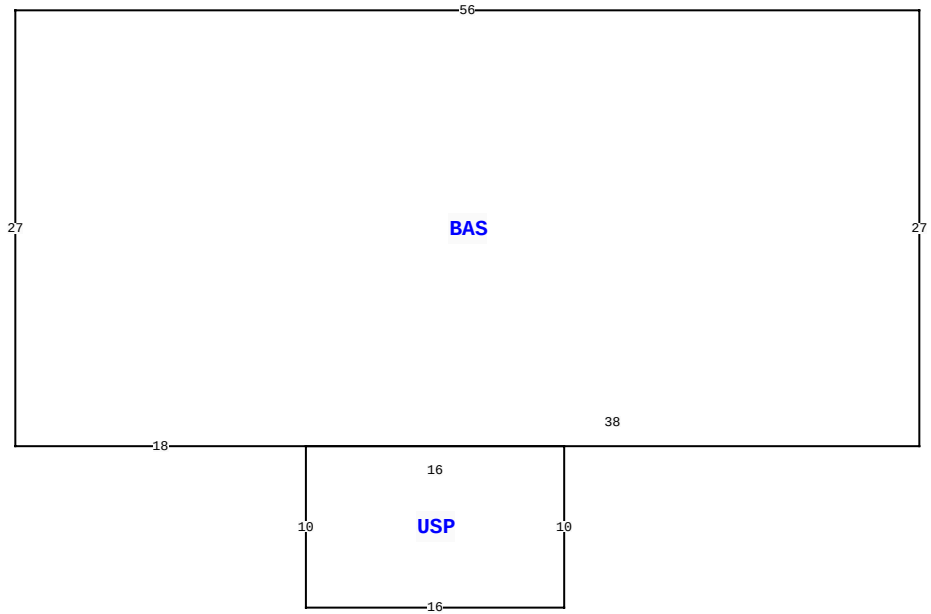
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
USP	160	35		56	3,298
TOTALS	1,672			1,568	92,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,568	113.9000	107.07	167,886	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 0 Heated Area: 1512 HX Base Yr



282 SE BEADIE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,337
TOTAL MARKET OB/XF VALUE	4,075
TOTAL LAND VALUE - MARKET	19,425
TOTAL MARKET VALUE	115,837
SOH/AGL Deduction	30,822
ASSESSED VALUE	85,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,015
TOTAL JUST VALUE	115,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14301	M H	125	07/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/1473	6/26/2017	TD	U	I	18	10,000
GRANTOR: CLERK OF COURT						
GRANTEE: LESTER & PHYLLISTEE						
1107/1486	1/01/2007	WD	Q	V	03	14,500
GRANTOR: LENVIL DICKS						
GRANTEE: SHANE HALSTEAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E18 USP= S10 E16 N10 W16$ E38 N27$.

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	0120	CLFENCE 4	0	0	0	0	150.00	UT	4.50	4.50	100	2004	2004	3	100	675	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
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	

LAND DESCRIPTION

TOTAL OB/XF 4,075

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: 1.09 Total Land Value: 19,425 Market: 0 Agricultural: 0 Common: 19,425 PRINTED 07/29/2025 BY SYS