LOT 13 BLK C HIGH HAMMOCK.

850-841, WD 1089-2215, CT 1309-4

BRYANT FELICIA/BRYANT SEAN
163 SE BEADIE DR
LAKE CITY, FL 32025

2025

09-4S-17-08301-163

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

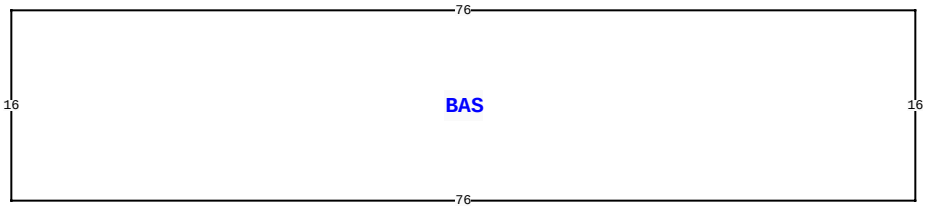
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,216	100		1,216	69,703
TOTALS	1,216			1,216	69,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	114.6000	93.97	114,268	1997	2008	0	0	0	39.00	61.00

1 MANUF 1 – 100% - 2025 Heated Area: 1216 HX Base Yr 2025



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		69,703
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		16,650
TOTAL MARKET VALUE		92,353
SOH/AGL Deduction		0
ASSESSED VALUE		92,353
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		36,631
TOTAL JUST VALUE		92,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,443

PRMT:1:1: MCFARLAND MH RES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11810	M H	125	10/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2275	2/22/2024	WD	Q	I	01	127,500
GRANTOR: DAVIS JAY S						
GRANTEE: BRYANT FELICA						
1322/1177	9/20/2016	WD	U	I	18	26,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JAY S DAVIS						

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

163 SE BEADIE DR, LAKE CITY

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 01/10/2025 BY ME Total Acres: 1.60 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 05/15/2025 BY SYS