LOT 16 BLK C HIGH HAMMOCK.
WD 1106-1939, QC 1239-2332, WD 1

STEPHENS MICHAEL
345 SE BEADIE DR
LAKE CITY, FL 32025

2025

09-4S-17-08301-166

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 50
Interior Floo	14	CARPET 50
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

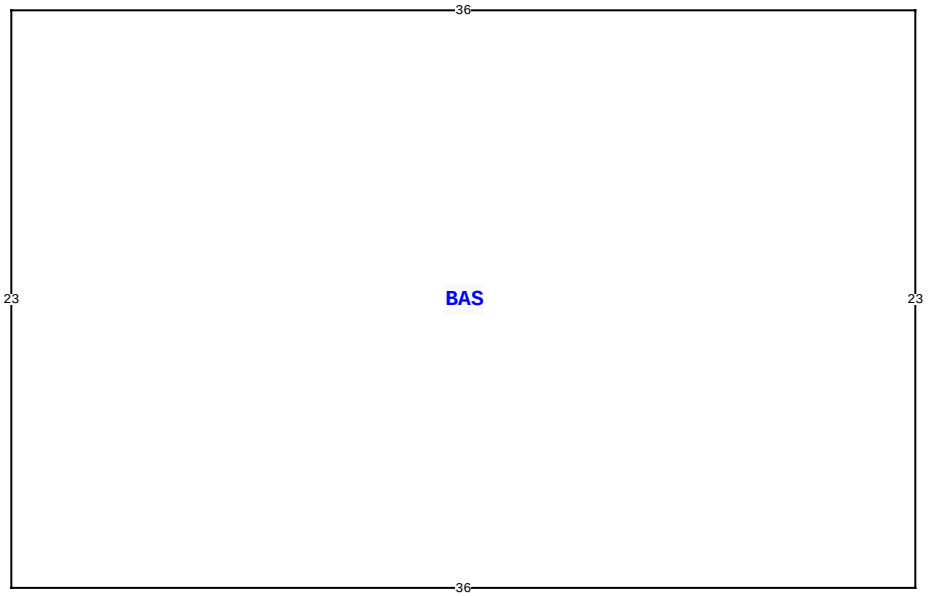
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 9417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100		828	49,015
TOTALS	828			828	49,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	828	114.5000	107.63	89,118	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 – 0% - 2025 Heated Area: 828 HX Base Yr



345 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	49,015
TOTAL MARKET OB/XF VALUE	6,360
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	73,875
SOH/AGL Deduction	0
ASSESSED VALUE	73,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,875
TOTAL JUST VALUE	73,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35623	M H	519	07/28/2017
16854	M H	125	04/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2554	6/13/2024	PB	U	I	18	0
GRANTOR: STEPHENS BOYCE B						
GRANTEE: STEPHENS MICHAEL						
1458/2132	2/04/2022	WD	Q	I	01	88,000
GRANTOR: DAVIS JAY S						
GRANTEE: STEPHENS BOYCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S23 E36 N23$.

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	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0263	PRCH,USP	0	0	0	0	168.00	UT	20.00	20.00	100	2022	2021		100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 6,360

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/14/2022 BY CP Total Acres: 1.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/01/2025 BY SYS