COMM NE COR OF NW1/4 OF SE1/4, R
TO N R/W BEAUFORD PL, W ALONG R/
N 635.28 FT, E 329.81 FT, N 666.

HARTLEY ROBERT/HARTLEY KRISTEN
415 SW BEAUFORD PL
LAKE CITY, FL 32024

2026

14-5S-16-03615-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

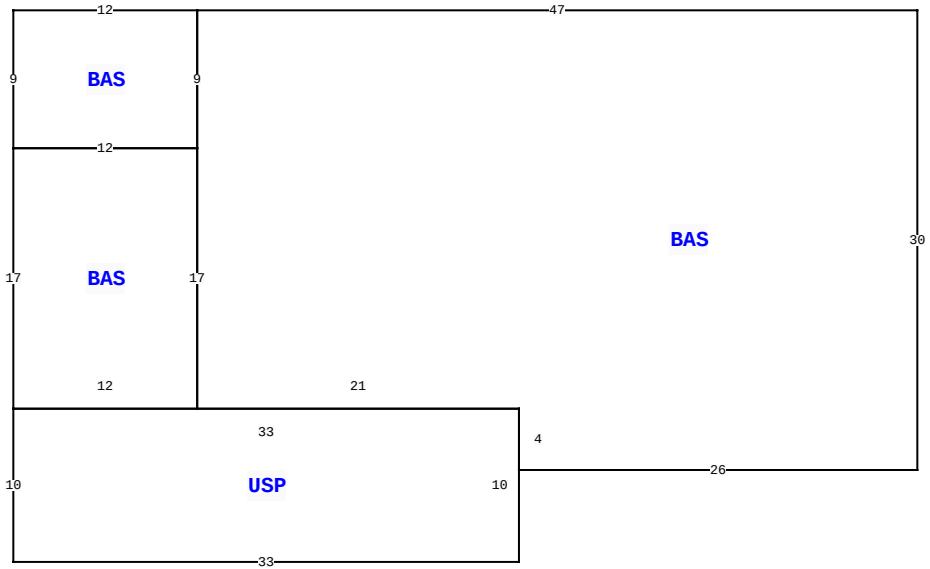
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	6,503
BAS	204	100		204	12,284
BAS	1,326	100		1,326	79,847
USP	330	35		116	6,985
TOTALS	1,968			1,754	105,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	82.7120	92.64	162,491	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1638 HX Base Yr 2022



415 SW BEAUFORD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	06/02/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,619
TOTAL MARKET OB/XF VALUE		9,450
TOTAL LAND VALUE - MARKET		113,880
TOTAL MARKET VALUE		157,449
SOH/AGL Deduction		52,914
ASSESSED VALUE		104,535
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,813
TOTAL JUST VALUE		228,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050521	Storage Building	9,875	08/09/2024
000050426	Right-of-Way Acce		07/23/2024
000042942	Remodel	44,030	10/12/2021
000042718	Roof Replacement	15,020	10/06/2021
000041861	Electrical Servic	0	05/06/2021
11954	M H	125	12/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/2030	8/20/2021	WD	U	I	12	251,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HARTLEY ROBERT						
1427/380	12/16/2020	CT	U	I	18	0
GRANTOR: BENTLEY JAMES P						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W47 S9 S17 E21 S4 E26 N30 $
USP=[ORIG=-59,26] S10 E33 N10 W33 $
BAS=[ORIG=-47,9] W12 S17 E12 N17 $
BAS=[ORIG=-47,0] W12 S9 E12 N9 $
.

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	0040	BARN,POLE	0	100	30	45	1,350.00	UT	7.00	7.00	100	2025	2024		100	9,450	

LAND DESCRIPTION

TOTAL OB/XF 9,450

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	100		A-1	0.00	0.00	6.48	AC		1.00	1.00	1.00	6,000.00	6,000.00	38,880							
2	6200	A	PASTURE 3	100					12.50	AC		1.00	1.00	1.00	280.00	280.00	3,500							
3	9910	M	MKT.VAL.AG	100					12.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	75,000							

REVIEW DATE 10/08/2024 BY randall Total Acres: 18.98 Total Land Value: 42,380 Market: 75,000 Agricultural: 3,500 Common: 38,880 PRINTED 11/18/2025 BY SYS