COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 659.10 FT, S 337.
FT TO W R/W SW WALTER AVE, S ALO

WRIGHT RALPH M/WRIGHT MARY L
191 SW BEAUFORD PL
LAKE CITY, FL 32024

2026

14-5S-16-03618-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

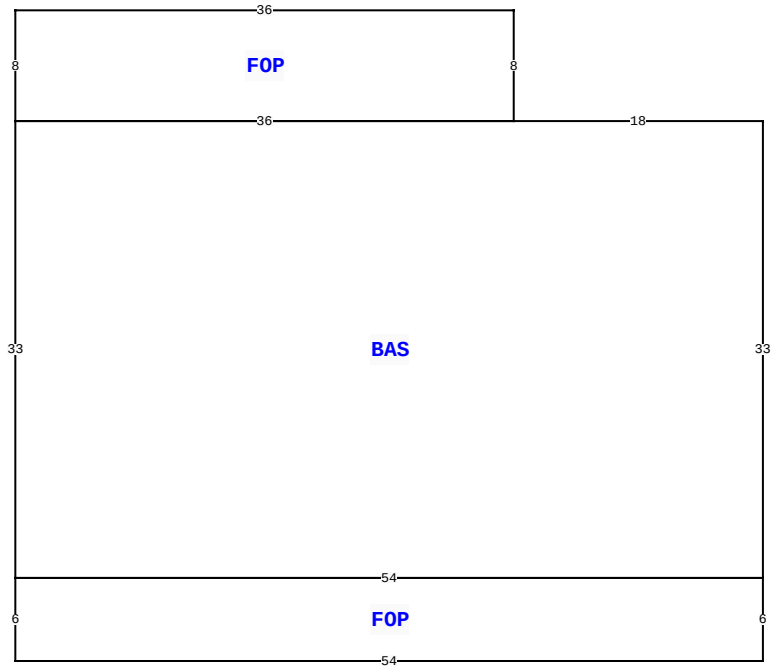
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,782	100		1,782	185,799
FOP	288	30		86	8,966
FOP	324	30		97	10,113
TOTALS	2,394			1,965	204,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	122.4916	137.19	269,578	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1782 HX Base Yr 2002



191 SW BEAUFORD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,879
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		121,320
TOTAL MARKET VALUE		221,661
SOH/AGL Deduction		69,847
ASSESSED VALUE		151,814
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		96,092
TOTAL JUST VALUE		331,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053815	Generator		08/11/2025
18494	SFR	344	07/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1598	12/19/2022	LE	U	I	40	100
GRANTOR: WRIGHT RALPH M						
GRANTEE: WRIGHT RALPH M (ENH						
0923/1321	3/20/2001	WD	Q	V		71,000
GRANTOR: AGRIMANAGEMENT INTERN						
GRANTEE: RALPH & MARY WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W36 S8 E36$ W36 S33 FOP= S6 E54 N6 W54$ E54 N33$.

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	36	60	2,160.00	UT	2.50	2.50	100	2001	2001	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.22	AC		1.00	1.00	1.00	280.00	280.00	5,382							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.22	AC		1.00	1.00	1.00	6,000.00	6,000.00	115,320							

REVIEW DATE 09/25/2019 BY BC Total Acres: 20.22 Total Land Value: 11,382 Market: 115,320 Agricultural: 5,382 Common: 6,000 PRINTED 10/03/2025 BY SYS