COMM 27.45 FT E OF NW COR OF SW1
POB, RUN E 636 FT, S 340 FT, W 6
N 340 FT TO POB, BEING LOTS 1, 2

BEEBE IDELLA I
887 SW UPCHURCH AVE
LAKE CITY, FL 32024

2025

15-4S-16-02991-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

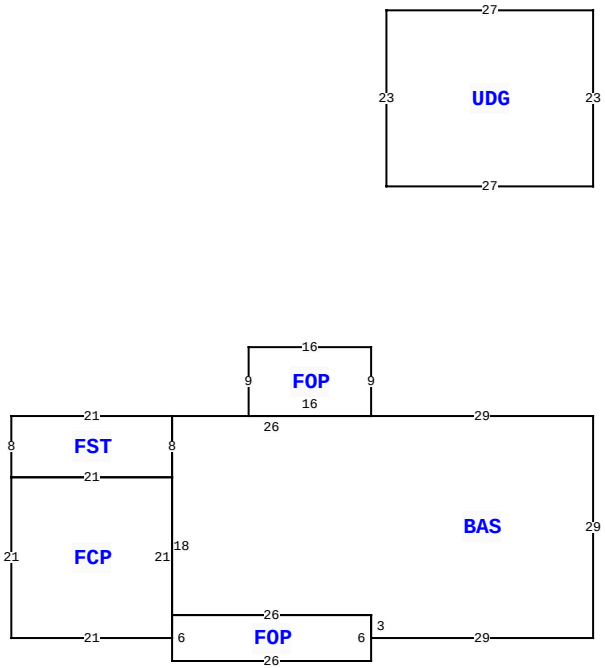
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100		1,517	123,197
FCP	441	25		110	8,933
FOP	144	30		43	3,492
FOP	156	30		47	3,817
FST	168	55		92	7,471
UDG	621	55		342	27,774
TOTALS	3,047			2,151	174,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	111.5500	124.94	268,746	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1517 HX Base Yr



887 SW UPCHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,685
TOTAL MARKET OB/XF VALUE		5,968
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		225,653
SOH/AGL Deduction		122,714
ASSESSED VALUE		102,939
TOTAL EXEMPTION VALUE	HX HB VX WX SL	102,939
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		225,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14638	REMODEL	47	10/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1321/0935	8/30/2016	LE	U	I	30	100

GRANTOR: IDELLA L BEEBE (RESER

GRANTEE: JULIE A FORD & ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N9 W16 S9 E16$W26 FST= W21 S8 E21 N8$ S8 FCP= W21S21 E21 N21$ S18 FOP= S6 E26 N6 W26$ E26 S3 E29 N29$ PTR= N30 UDG= N23 W27 S23 E27$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	360.00	UT	4.50	4.50	75	1993	1993	3	75	1,215	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0060	CARPORT F	0	100	18	26	468.00	UT	3.00	3.00	75	2007	2007	3	75	1,053	

LAND DESCRIPTION

TOTAL OB/XF 5,968

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 08/26/2024 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/25/2025 BY SYS