LOT 24 HI DRI ACRES UNIT 1.
674-398, 1041-1172, 1049-1889, W

MEYER DAVID/BECKESH DONNA
218 SW FINCH WAY
LAKE CITY, FL 32024

2026

15-5S-16-03623-024

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

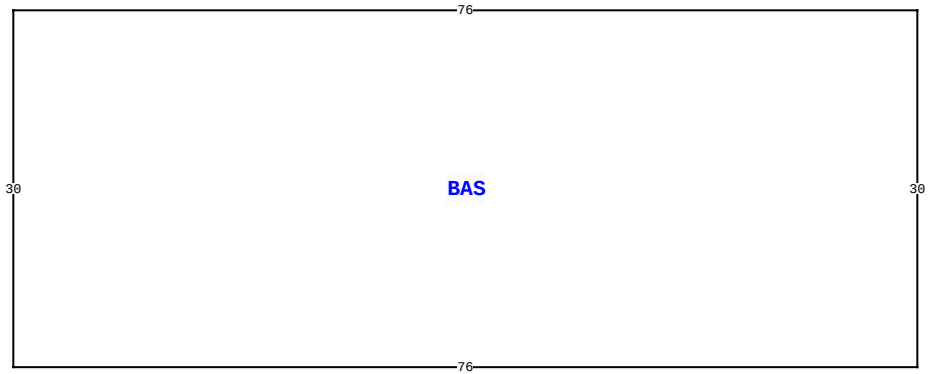
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	204,696
TOTALS	2,280			2,280	204,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.7000	106.88	243,686	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2018 Heated Area: 2280 HX Base Yr 2018



218 SW FINCH WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,696
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		28,950
TOTAL MARKET VALUE		235,746
SOH/AGL Deduction		121,182
ASSESSED VALUE		114,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,842
TOTAL JUST VALUE		235,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34925	M H	626	02/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/0440	12/02/2016	WD	Q	V	01	15,000
GRANTOR: CIPRIANO & DALIA P MA						
GRANTEE: DAVID MEYER & DONNA						
1049/1889	6/16/2005	WD	Q	V		32,000
GRANTOR: J L DICKS						
GRANTEE: MARTINEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		A-1	0.00	0.00	1.93	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,950							

REVIEW DATE 09/26/2019 BY BC Total Acres: 1.93 Total Land Value: 28,950 Market: 0 Agricultural: 0 Common: 28,950 PRINTED 11/18/2025 BY SYS