

BEG AT SW COR OF NW1/4 OF SW
1/4, RUN N 614.33 FT, EAST
660.09 FT, S 614.34 FT, WEST

REEVES GREGORY S/REEVES APRIL S
357 NW BEAUCHAMP WAY
LAKE CITY, FL 32055

2026

16-2S-16-01615-007



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 90
Interior Floo	08	SHT VINYL 10
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	16216.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

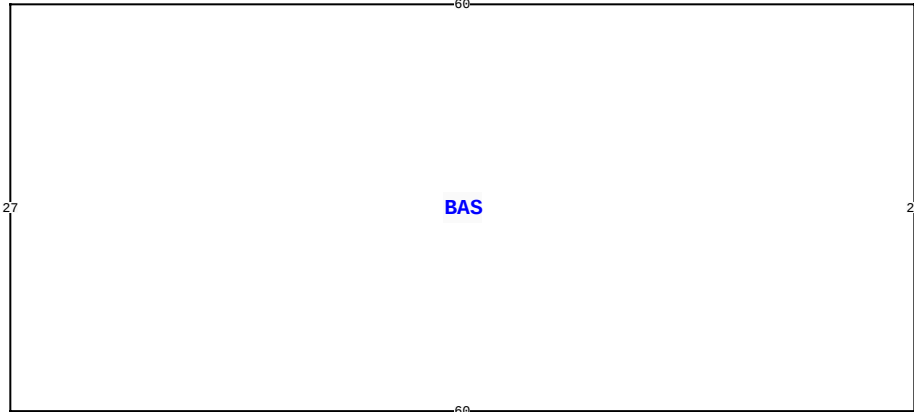
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0060	CARPORT F	0 100	27	29	783.00	UT	5.00	5.00	100	2008	2008	3	100	3,915	
2	0041	BARN,MACH	0 100	13	15	195.00	UT	8.00	8.00	50	2008	2008	3	50	780	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0 100	10	44	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320	
5	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
9	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION																
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	9.30	AC		1.00	1.00	1.00	6,500.00	6,500.00	60,450							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,620	113.9000	107.07	173,453	2006	2005		0	0	45.00	55.00	
1 MANUF 1			100% - 2006	Heated Area: 1620				HX Base Yr 2006					



357 NW BEAUCHAMP WAY, LAKE CITY	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0060	CARPORT F	0 100	27	29	783.00	UT	5.00	5.00	100	2008	2008	3	100	3,915	
2	0041	BARN,MACH	0 100	13	15	195.00	UT	8.00	8.00	50	2008	2008	3	50	780	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0 100	10	44	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320	
5	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
9	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF										19,715						
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COLUMBIA COUNTY PROPERTY																
PAGE 1 of 1																3

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		95,399	
TOTAL MARKET OB/XF VALUE		19,715	
TOTAL LAND VALUE - MARKET		60,450	
TOTAL MARKET VALUE		175,564	
SOH/AGL Deduction		70,401	
ASSESSED VALUE		105,163	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		54,441	
TOTAL JUST VALUE		175,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050516	Electrical Servic	0	08/08/2024
23471	M H	0	08/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1057/0645	8/22/2005	WD	Q	V	04	100

GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: GREGORY S & APRIL S						
1041/0052	9/24/2004	AG	Q	V		44,000
GRANTOR: SUBRANDY						
GRANTEE: REEVES						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W60 S27 E60 N27\$.																