LOT 9 SUWANNEE HIGHLANDS S/D.
ORB 481-527, 815-1022, WD 1089-8

MINSON JAMES/MINSON GLENDA J
314 NW BEACHAMP WAY
LAKE CITY, FL 32055

2026

16-2S-16-01631-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

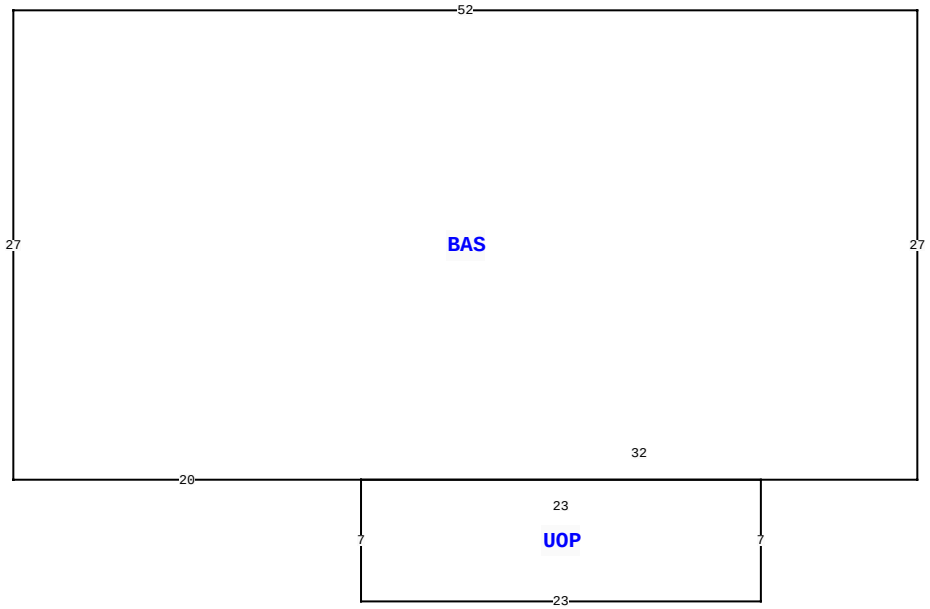
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 16216.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,201
UOP	161	25		40	2,399
TOTALS	1,565			1,444	86,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,444	116.0000	109.04	157,454	1996	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1404 HX Base Yr 2011



314 NW BEAUCHAMP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,600
TOTAL MARKET OB/XF VALUE		10,250
TOTAL LAND VALUE - MARKET		31,250
TOTAL MARKET VALUE		128,100
SOH/AGL Deduction		66,772
ASSESSED VALUE		61,328
TOTAL EXEMPTION VALUE	HX HB	36,328
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,100

SALE:1:1: LOT 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10350	M H	125	10/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/0885	10/18/2011	WD	U	I	11	12,500
GRANTOR: GILBERT W MILLER & DO						
GRANTEE: GILBERT W MILLIER						
1202/1546	10/06/2010	WD	Q	I	01	75,000
GRANTOR: GILBERT W MILLER & DO						
GRANTEE: JAMES & GLENDA J MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E20 UOP= S7 E23 N7 W23$ E32 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	100	2008	2008	3	100	3,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 10,250

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	2.50	12,500.00	31,250.00	31,250							

REVIEW DATE 11/17/2022 BY KS Total Acres: 3.30 Total Land Value: 31,250 Market: 0 Agricultural: 0 Common: 31,250 PRINTED 11/19/2025 BY SYS