LOT 12 INDIANWOOD S/D.
535-271, 755-318, DC 845-819, PB

BEIL BRANDON
144 SE APACHE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-162

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

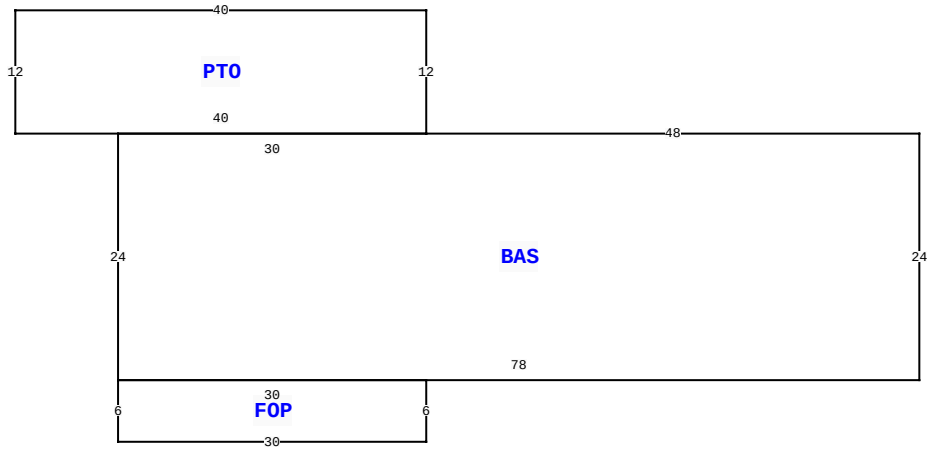
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100		1,872	135,892
FOP	180	30		54	3,920
PTO	480	5		24	1,742
TOTALS	2,532			1,950	141,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	99.7160	111.68	217,776	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1872 HX Base Yr 2023



144 SE APACHE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,554
TOTAL MARKET OB/XF VALUE		17,577
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		177,631
SOH/AGL Deduction		1,482
ASSESSED VALUE		176,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,427
TOTAL JUST VALUE		177,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,706

SALE:1:1: LOT 12 INDIANWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047636	Roof Replacement	16,000	07/11/2023
000044509	Remodel	11,529	05/23/2022
20801	POOL	115	06/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/2371	3/14/2022	WD	Q	I	01	220,000
GRANTOR: BEIL DAVID E SR						
GRANTEE: BEIL BRANDON						
0755/0318	1/08/1992	WD	Q	I		62,000
GRANTOR: MICHAEL D VINSON						
GRANTEE: N LIVINGSTON BEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 PTO= N12 W40 S12 E40$ W30 S24 FOP= S6 E30 N6 W30$ E78 N24$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2003	2003	3	40	14,336	
5	0166	CONC,PAVMT	0	100	27	40	568.00	UT	2.00	2.00	30	2003	2003	3	30	341	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 17,577

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	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS