

COMM SE COR OF E1/2 OF SW1/4 OF
RUN W 66.60 FT TO W R/W US-441,
ALONG R/W 320 FT, W 365 FT FOR P

BEACH DEBORAH
190 NW FARLEY PL
LAKE CITY, FL 32055

2026

17-3S-17-04993-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	02	MIN PLYWD 90			
Interior Floo	14	CARPET 10			
Air Condition	03	CENTRAL 100			
Heating Type	02	CONVECTION 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality		03	03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		03
NEIGHBORHOOD/LOC		17317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100		775	33,726
UCP	216	20		43	1,871
UEP	348	60		209	9,095
UGR	112	45		50	2,176
UGR	400	45		180	7,833
UOP	180	20		36	1,567
TOTALS		2,031		1,293	56,268

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,293	59.7780	66.95	86,566	1950	1950		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 775 HX Base Yr													
TOTALS 2,031 1,293 56,268													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100		

										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
190 NW FARLEY PL, LAKE CITY													
TOTAL OB/XF													
11,400													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	0100	C	SFR	0		00	108.00	103.00	0.25	AC		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.75	11,000.00	19,250.00	4,812							

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2					Tax Dist:						
BUILDING MARKET VALUE										56,268	
TOTAL MARKET OB/XF VALUE										11,400	
TOTAL LAND VALUE - MARKET										4,812	
TOTAL MARKET VALUE										72,480	
SOH/AGL Deduction										0	
ASSESSED VALUE										72,480	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										72,480	
TOTAL JUST VALUE										72,480	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										72,480	
SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1527/1633		7/19/2024		QC	U	I	11	100			
GRANTOR: WISMAN BEVERLY A											
GRANTEE: BEACH DEBORAH											
1488/2290		4/21/2023		WD	U	I	11	100			
GRANTOR: WISMAN BEVERLY A FKA											
GRANTEE: WISMAN BEVERLY A											