

[illegible]

BEEMAN WENDY N/RHODEN JOHNIE DALE
2858 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-3S-17-05019-000

[illegible]

BEG INTERS OF W R/W US-441 & S L
OF NW1/4, RUN W 256 FT, N 230 FT

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	04	SINGLE SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 90			
Interior Floor	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 Units	01	CONV 100			
Condition Adj	02	0 100			
Kitchen Adjus	01	01 100			
Quality		01	01		
DOR CODE		0110	SFRES/COMMERCIAL		
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	1,568	100		1,568	25,884
UCP	392	20		78	1,288
UOP	240	25		60	990
TOTALS	2,200			1,706	28,163

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,706	68.7825	41.27	70,407	1986	1986	0	0	0 60.00	40.00
3 MOBILE HME 25% - 2024 Heated Area: 1568 HX Base Yr 2024											
28 56 14 28 16 40 14 20 12 20 12 BAS UCP UOP											
2858 N US HIGHWAY 441 , LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

COLUMBIA COUNTY PROPERTY										PAGE 3 of 3		
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 2								Tax Dist:				
BUILDING MARKET VALUE								73,077				
TOTAL MARKET OB/XF VALUE								8,500				
TOTAL LAND VALUE - MARKET								24,375				
TOTAL MARKET VALUE								105,952				
SOH/AGL Deduction								725				
ASSESSED VALUE								105,227				
TOTAL EXEMPTION VALUE								22,148				
BASE TAXABLE VALUE								83,079				
TOTAL JUST VALUE								105,952				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								105,952				