LOT 5 SUN PARK ESTATES S/D.
ORB 914-2162, 952-204, WD 1047

BEAVER DONALD M CHILD'S TRUST
P O BOX 417
LIVE OAK, FL 32064

2026

24-4S-15-00383-105

COLUMBIA COUNTY PROPERTY

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

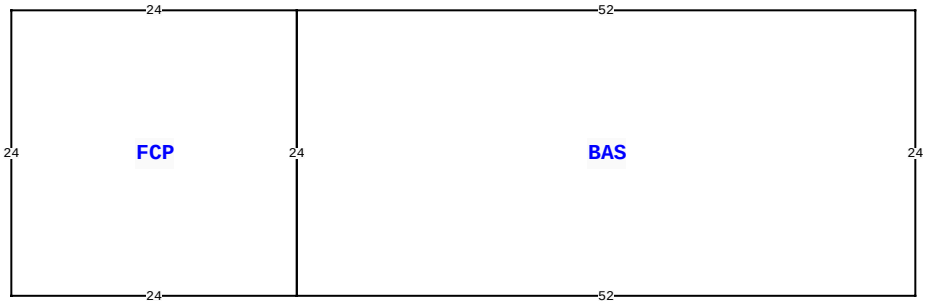
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24415.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,115
FCP	576	25		144	3,936
TOTALS	1,824			1,392	38,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,392	113.9000	68.34	95,129	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



2238 SW SALEM RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,052
TOTAL MARKET OB/XF VALUE	10,456
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	98,508
SOH/AGL Deduction	5,685
ASSESSED VALUE	92,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,823
TOTAL JUST VALUE	98,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19617	M H	125	06/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/1860	7/25/2015	WD	U	I	11	100
GRANTOR: WAYNE M BEAVER TRUSTE						
GRANTEE: DONALD M BEAVER TRU						
1288/1033	11/22/2014	PR	U	I	11	100
GRANTOR: WAYNE M BEAVER (PR)						
GRANTEE: WAYNE M BEAVER TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 FCP= W24 S24 E24 N24$ S24 E52 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	0296	SHED METAL	0	0	12	32	384.00	UT	9.00	9.00	100	2013	2013	3	100	3,456	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,456

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 05/13/2025 BY KS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS