COMM SW COR OF NE1/4, RUN E
240.02 FT, N 1092.52 FT FOR
POB, CONT N 211.50 FT, E 205

HUFF JOHN P
206 SW BETH DRIVE
LAKE CITY, FL 32024

2026

24-4S-16-03103-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

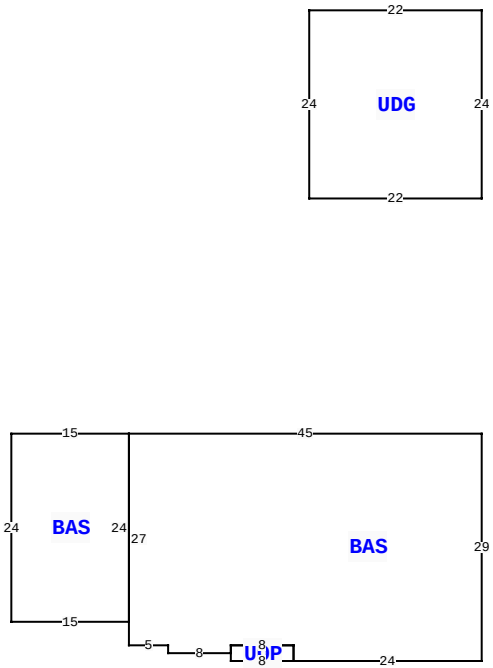
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	29,362
BAS	1,271	100		1,271	103,665
UDG	528	55		290	23,653
UOP	16	20		3	244
TOTALS	2,175			1,924	156,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	112.0350	125.48	241,424	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1631 HX Base Yr 1998



206 SW BETH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,926
TOTAL MARKET OB/XF VALUE		1,386
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		193,312
SOH/AGL Deduction		83,502
ASSESSED VALUE		109,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,088
TOTAL JUST VALUE		193,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,312

SALE:2:1: PERSONAL REP DEED - LOT 12 CANNON CREEK

LAND:1:1: 1.03 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19372	ADDN SFR	85	03/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/1886	6/10/1997	WD	Q	I		60,000
GRANTOR: DELAP						
GRANTEE: HUFF						
0803/2042	3/31/1995	PR	Q	I		62,600
GRANTOR: GUNTHER FRANZ WAITSZI						
GRANTEE: GARY D DELAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 BAS= W15 S24 E15 N24$ S27 E5 S1 E8 N1 UOP= S2 E8 N2 W8$ E8 S2 E24 N29$ PTR= N30 UDG= N24 W22 S24 E22$ S30$.

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	0166	CONC,PAVMT	0	100	12	35	420.00	UT	1.40	1.40	100	0	0	3	100	588	
2	0081	DECKING WI	0	100	0	0	112.00	UT	9.50	9.50	75	2009	2009	3	75	798	

LAND DESCRIPTION

TOTAL OB/XF 1,386

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	210.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS