



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		24416.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20	100		20	1,607
BAS	182	100		182	14,626
BAS	208	100		208	16,715
BAS	1,404	100		1,404	112,825
FOP	114	30		34	2,732
FST	35	55		19	1,527
FST	65	55		36	2,893
UGR	336	45		151	12,134
	2,364			2,054	125,055

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0021	BARN, FR AE	0	100	0	0		1.00 UT 0.00	0.00
2	0120	CLFENCE	4	0	100	0	0	1.00 UT 0.00	0.00
3	0166	CONC, PAVMT	0	100	10	184		1,840.00 UT 2.00	2.00
4	0296	SHED METAL	0	100	0	0		1.00 UT 0.00	0.00
5	0060	CARPORT F	0	100	18	20		360.00 UT 2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1201	1.00	216.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,054	110.3860	123.63	253,936	1989	1989	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2011 Heated Area: 1814 HX Base Yr 2011												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

296 SW BETH DR, LAKE CITY												
TOTAL OB/XF												
5,650												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		165,058	
TOTAL MARKET OB/XF VALUE		5,650	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		205,708	
SOH/AGL Deduction		75,196	
ASSESSED VALUE		130,512	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		79,790	
TOTAL JUST VALUE		205,708	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/1055	11/30/2020	WD	U	I	30	100
GRANTOR: GUY MICHAEL W						
GRANTEE: NORRIS GERRIE J						
1190/2376	3/17/2010	WD	Q	I	01	120,000
GRANTOR: JOHN & JUDY MCCOY						
GRANTEE: MICHAEL GUY & GERRI						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W46 FOP= N6 W19 S6 E19\$ FST= W5 UGR= W14 S24 E14 N24\$ S7 BAS= S4 FST= S13 E5 N13 W5\$ E5 N4 W5\$E5 N7\$ S24 BAS= S8 BAS= S7 E26 N7 W26\$ E26 N8 W26\$ E26 S15E20 N39\$.												