LOT 35 CANNON CREEK ACRES S/D.
462-361, 638-468, 643-737, 716
-451, 789-1612, 924-2265, WD

TESZNAR ROBERT J/TESZNAR PATRICIA G
AS CO-TRUSTEES, 258 SW BETH DR
LAKE CITY, FL 32024

2026

24-4S-16-03104-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

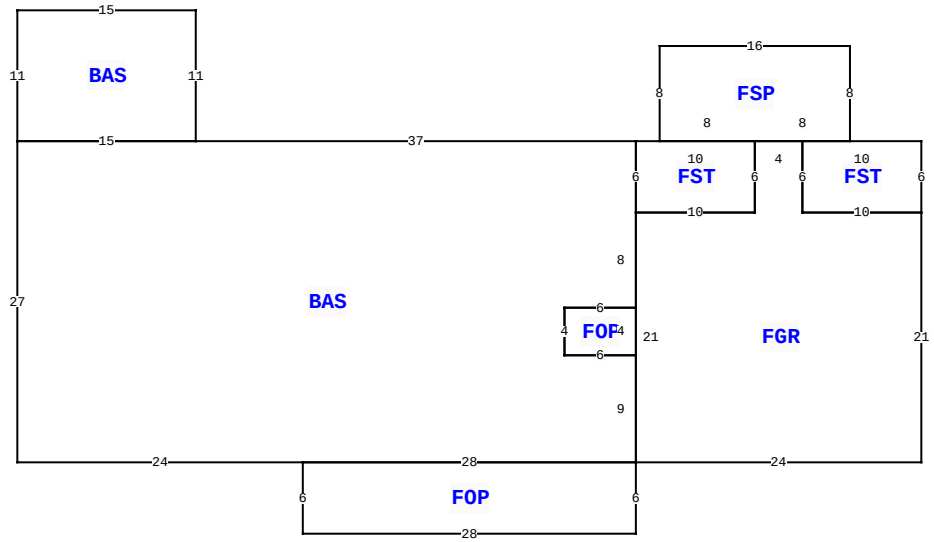
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	24416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	165	100		165	13,144
BAS	1,380	100		1,380	109,927
FGR	528	55		290	23,101
FOP	24	30		7	558
FOP	168	30		50	3,983
FSP	128	40		51	4,063
FST	60	55		33	2,629
FST	60	55		33	2,629
TOTALS	2,513			2,009	160,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,009	109.4160	122.55	246,203	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1545 HX Base Yr 2013



258 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		160,032
TOTAL MARKET OB/XF VALUE		29,712
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,744
SOH/AGL Deduction		74,658
ASSESSED VALUE		150,086
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		94,364
TOTAL JUST VALUE		224,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30776	POOL	155	02/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/0456	4/03/2018	WD	U	I	11	100
GRANTOR: ROBERT & PATRICIA TES						
GRANTEE: ROBERT & PATRICIA T						
1244/1700	10/26/2012	WD	U	I	30	100
GRANTOR: ROBERT & PATRICIA TES						
GRANTEE: ROBERT & PATRICIA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 BAS= N11 W15 S11 E15$ W15 S27 E24 FOP= S6E28N6 W28$ E28 FGR= E24 N21FST= N6 W10 S6 E10$ W10 N6 W4S6 W10 S21$ N9 FOP= N4 W6S4 E6$ W6 N4 E6 N8 FST= E10N6 FSP= E8 N8 W16 S8 E8$ W10 S6$N6$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,400	
2	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,944	
3	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2013	2013	3	74	13,468	
4	0020	BARN,FR	0	100	20	42	840.00	UT	10.00	10.00	100	2013	2013	3	100	8,400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 29,712

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		RSF-	1203.00	216.00	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 11/18/2025 BY SYS