LOT 40 CANNON CREEK ACRES S/D.
462-361, 825-855, WD 1487-537,

HULAHAN DANIELLE
283 SW BETH DR
LAKE CITY, FL 32024

2026

24-4S-16-03104-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

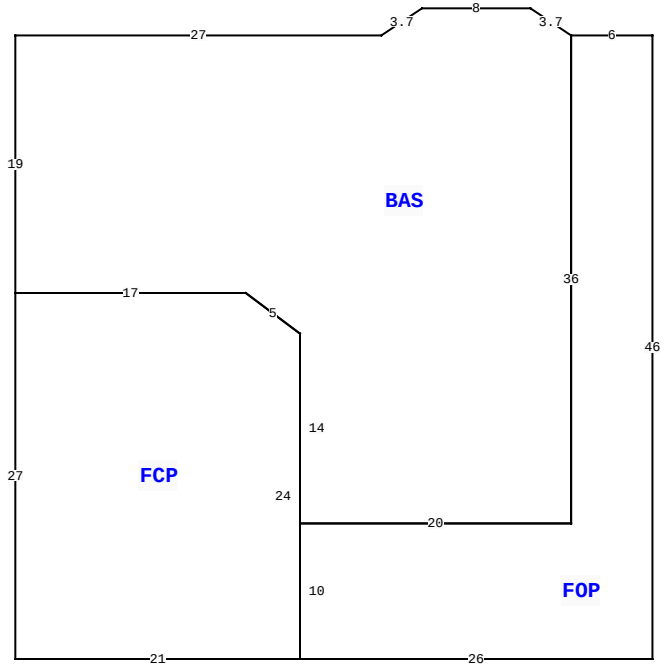
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	24416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,147	100		1,147	131,501
FCP	561	25		140	16,051
FOP	476	30		143	16,395
TOTALS	2,184			1,430	163,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	120.4320	134.88	192,878	1996	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 1147 HX Base Yr 2024



283 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		163,946
TOTAL MARKET OB/XF VALUE		7,440
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		206,386
SOH/AGL Deduction		0
ASSESSED VALUE		206,386
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,664
TOTAL JUST VALUE		206,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046004	Roof Replacement	9,500	11/29/2022
11502	SFR	195	08/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1487/537	3/24/2023	WD	Q	I	01	248,000
GRANTOR: TJRL INVESTMENTS LLC						
GRANTEE: HULAHAN DANIELLE						
1477/1885	10/11/2022	WD	U	I	37	140,000
GRANTOR: DURHAM DEANNA J						
GRANTEE: TJRL INVESTMENTS LL						

BUILDING NOTES

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	1,870.00	UT	2.00	2.00	100	1996	1996	3	100	3,740	
2	0169	FENCE/WOOD	0	100	0	0	304.00	UT	7.50	7.50	100	1996	1996	3	100	2,280	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1996	1996	3	100	720	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	100.00	100.00	100	2009	2009	3	100	100	
5	0081	DECKING WI	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

BAS= W27 S19 FCP= S27 E21 N24 U3 L4 W17$ E17 R4 D3 S14
FOP= S10 E26 N46 W6 S36 W20$ E20 N36 U2 L3 W8 L3 D2 $.

LAND DESCRIPTION

TOTAL OB/XF 7,440

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-	1139.00	315.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS