

LOT 12 GREAT SOUTH TIMBER UNR: C
S1/2 OF NW1/4, RUN E 1667.23 FT,
FOR POB, RUN E 947.49 FT, S 460.

DURST WILLIAM C/DURST TROY ANITA
261 NW BEYOND CT
LAKE CITY, FL 32024

2026

24-5S-16-03707-012



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		4 100
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 0202 MOBILE HOME/M HOME

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 24516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	91,866
USP	196	35		69	4,063

TOTALS 1,756 1,629 95,929

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	12	28	336.00	UT	10.00	10.00	100	2009
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2009
3	0296	SHED METAL	0 100	0	0	1.00	UT	2,800.00	2,800.00	100	2023
4	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.02	AC	1.00

REVIEW DATE 11/09/2022 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,629	113.9000	107.07	174,417	2000	2005	0	0	45.00	55.00
1 MANUF 1 0% - 2023 Heated Area: 1560 HX Base Yr 2023											
26 60 26 31 29 14 14 14											
BAS											
USP											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
261 SW BEYOND CT, LAKE CITY 04/07/2025 MLU											

TOTAL OB/XF											
16,160											

TOTAL OB/XF											
16,160											

Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2 3											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						314,858					
TOTAL MARKET OB/XF VALUE						16,160					
TOTAL LAND VALUE - MARKET						95,190					
TOTAL MARKET VALUE						426,208					
SOH/AGL Deduction						133,845					
ASSESSED VALUE						292,363					
TOTAL EXEMPTION VALUE						193,434					
BASE TAXABLE VALUE						98,929					
TOTAL JUST VALUE						426,208					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						430,817					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045306	Mobile Home		11/02/2022
16802	M H	125	03/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1050	5/20/2022	WD	Q	I	03	250,000
GRANTOR: AWAKE INC						
GRANTEE: DURST WILLIAM C						
1422/2405	10/23/2020	WD	Q	I	01	127,000
GRANTOR: CARMINE & JOHANNA G F						
GRANTEE: AWAKE INC						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W60 S26 E29 USP= S14 E14 N14 W14\$ E31 N26\$.											

DURST WILLIAM C/DURST TROY ANITA
261 NW BEYOND CT
LAKE CITY, FL 32024

24-5S-16-03707-012

[illegible]