COMM NW COR OF S1/2 OF NW1/4, RU
950.10 FT, S 459.61 FT FOR POB,
460.02 FT, W 948.36 FT, N 460.02

WEBB JOSEPH DANIEL/WEBB MEGAN L
415 SW BEYOND CT
LAKE CITY, FL 32024

2026

24-5S-16-03707-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

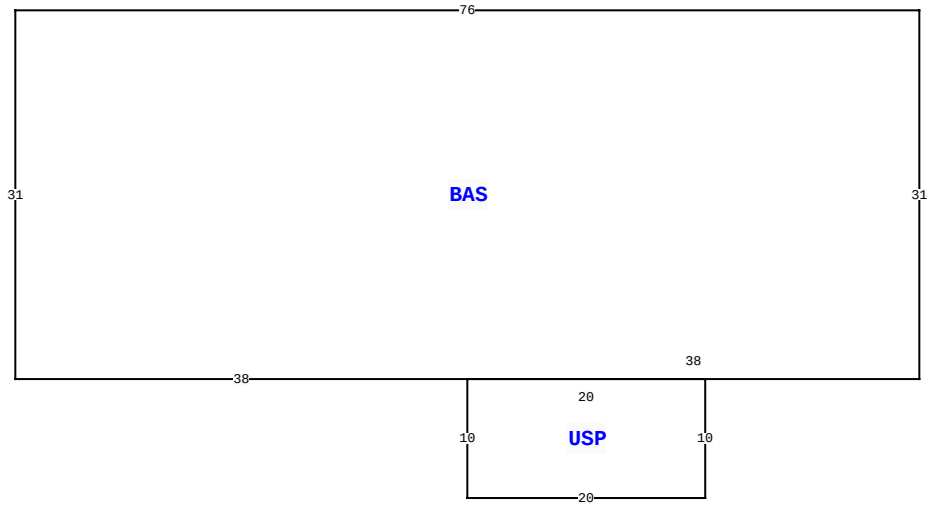
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	15	HARDTILE 40
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	0200	MOBILE 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	2,356	100		2,356	214,154
USP	200	35		70	6,363
TOTALS	2,556			2,426	220,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,426	122.4000	115.06	279,136	1998	2015	0	0	0	21.00	79.00

2 MANUF 1 50% - 2023 Heated Area: 2356 HX Base Yr 2023



415 SW BEYOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,517
TOTAL MARKET OB/XF VALUE		18,350
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		334,057
SOH/AGL Deduction		32,543
ASSESSED VALUE		301,514
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		250,792
TOTAL JUST VALUE		334,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1442/2352	7/19/2021	WD	Q	I	01	317,500
GRANTOR: MCDONALD THOMAS J						
GRANTEE: WEBB JOSEPH DANIEL						
0852/1744	12/15/1997	WD	Q	V		26,400
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MCDONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E38 USP= S10 E20 N10 W20$ E38 N31$.

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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	50	30	30	900.00	UT	5.00	5.00	100	2003	2003	3	100	4,500	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0060	CARPORT F	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
9	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
10	0104	GENERATOR	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		60	3,600	

TOTAL OB/XF 18,350

LAND DESCRIPTION

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	0200	C	MBL HM	50		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 11/08/2019 BY BC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/19/2025 BY SYS