

COMM NW COR OF S1/2 OF NW1/4, RU
FOR POB, CONT E 950.10 FT, S 459
949.24 FT, N 459.61 FT TO POB. (

KOON MICHAEL J
456 SW BEYOND CT
LAKE CITY, FL 32024

2026

24-5S-16-03707-016



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,074
UEP	240	70		168	10,067
UOP	240	25		60	3,595
UOP	480	25		120	7,191
TOTALS	2,580			1,968	117,928

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	
6	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,968	115.9000	108.95	214,414	2002	2002	0	0	0 45.00	55.00
1 MANUF 1 100% - 2022 Heated Area: 1620 HX Base Yr 2003											
456 SW BEYOND CT, LAKE CITY											

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

TOTAL OB/XF									
9,050									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.02

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,928	
TOTAL MARKET OB/XF VALUE		9,050	
TOTAL LAND VALUE - MARKET		95,190	
TOTAL MARKET VALUE		222,168	
SOH/AGL Deduction		65,384	
ASSESSED VALUE		156,784	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		106,062	
TOTAL JUST VALUE		222,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19273	M H	125	02/27/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1443/1490	6/04/2021	WD	U	I	11
GRANTOR: KOON SADIE I					
GRANTEE: KOON MICHAEL J					
0949/0200	3/15/2002	WD	Q	V	
GRANTOR: KIRK A & AMY THOMAS					
GRANTEE: MICHAEL J & SADIE I					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 S27 E26 UOP= S12 E20 N12 W20\$ E34 N27 UEP= N15 W16 S15 E16\$ W16 UOP= N15 W32 S15 E32\$ W32\$.									