

COMM NW COR OF S1/2 OF NW1/4,
RUN E ALONG N LINE LOT 1
PARADISE SOUTH 717.13 FT TO NE

MONNIN GENE MATTHEW JR
424 SW BEYOND CT
LAKE CITY, FL 32025

2026

24-5S-16-03707-017



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	31	VINYL SID 100								0201	02	1,620	94.3200	88.66	143,629	2000	2000	0	0	0	45.00	55.00								
Roof Structur	03	GABLE/HIP 100								2 MANUF 1 100% - 2021										Heated Area: 1620 HX Base Yr 2021										
Roof Cover	14	PREFIN MT 100								27 BAS 27																				
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	01	01 100																												
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	1,620	100		1,620	78,996																									
TOTALS		1,620			1,620	78,996																								
EXTRA FEATURES										422 SW BEYOND CT, LAKE CITY																				
L N	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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300														
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200														
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	200														
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200														
LAND DESCRIPTION										TOTAL OB/XF										8,900										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		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 10/02/2025 BY SYS																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1072	10/25/2019	WD	Q	I	01	82,000
GRANTOR: JOHN RUSSELL DIBBLE						
GRANTEE: GENE MATTHEW MONNIN						
1319/2198	7/29/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (THOMA						
GRANTEE: JOHN RUSSELL DIBBLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27\$.