LOT 1 SWEET GUM ESTATES S/D.
945-2215, WD 995-1993, 995-1993

BEAUCHAMP CARLEE W
857 SW CR 349
LAKE CITY, FL 32025

2026

27-5S-17-09411-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

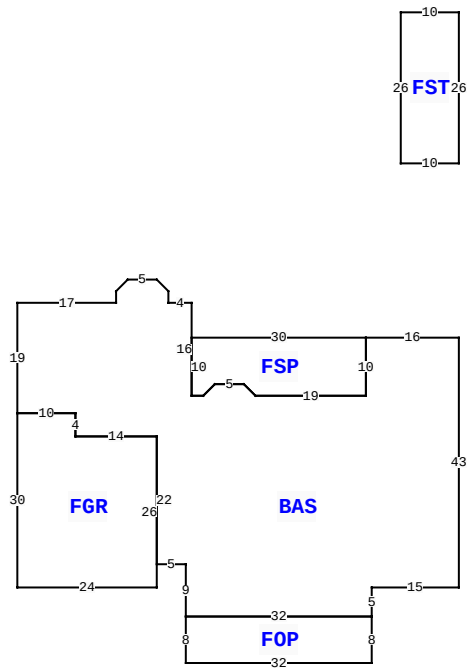
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	27517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,670	100		2,670	267,822
FGR	664	55		365	36,613
FOP	256	30		77	7,724
FSP	286	40		114	11,435
FST	260	55		143	14,344
TOTALS	4,136			3,369	337,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,369	116.3085	130.27	438,880	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2013 Heated Area: 2670 HX Base Yr 2013



857 SW COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		337,938
TOTAL MARKET OB/XF VALUE		2,818
TOTAL LAND VALUE - MARKET		28,070
TOTAL MARKET VALUE		368,826
SOH/AGL Deduction		113,892
ASSESSED VALUE		254,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,212
TOTAL JUST VALUE		368,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,214

LAND:1:1: LOTS 1 THRU 5, SWEET GUM ESTATES S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048761	Swimming Pool and	62,100	12/01/2023
000047021	Roof Replacement	21,500	04/20/2023
19569	SFR	454	05/22/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/1716	4/20/2012	WD	Q	I	01	255,000
GRANTOR: THOMAS F & MARTHA H P						
GRANTEE: CARLEE W BEAUCHAMP						
0995/1993	9/23/2003	WD	Q	I	03	100
GRANTOR: THOMAS F & MARTHA H P						
GRANTEE: ERWIN O & JEWEL B H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= W30 S10 E2 R2 U2 E5 D2 R2 E19 N10$ S10 W19 L2 U2 W5 D2 L2 W2 N16 W4 N2 U2 L2 W5 L2 D2 S2 W17 S19 FGR= S30 E24 N26 W14 N4 W10$ E10 S4 E14 S22 E5 S9 FOP= S8 E32 N8 W32$ E32 N5 E15 N43$ PTR= N30 FST= N26 W10 S26 E10$ S30$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,468.00	UT	1.00	1.00	100	2002	2002	3	100	1,468	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 2,818

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		00	0.00	0.00	4.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,070							

REVIEW DATE 05/31/2023 BY jerry Total Acres: 4.01 Total Land Value: 28,070 Market: 0 Agricultural: 0 Common: 28,070 PRINTED 11/18/2025 BY SYS