AKA LOT 21-B PINE ACRES UNREC: C
OF W1/2 OF SEC, RUN E 248.36 FT,
FT, W 678.94 FT FOR POB, RUN N 7

MCNEELY CONNIE J
231 SW BEAUREGARD GLN
LAKE CITY, FL 32024

2026

31-5S-16-03744-323

COLUMBIA COUNTY PROPERTY

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

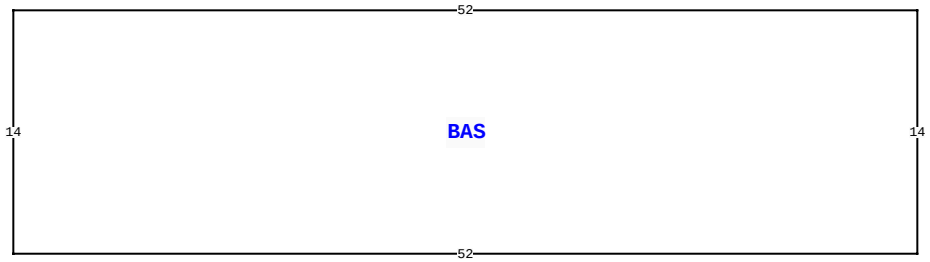
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	61,038
TOTALS	728			728	61,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	728	112.9000	106.13	77,263	2015	2015	0	0	0	21.00	79.00

3 MANUF 1 100% - 2016 Heated Area: 728 HX Base Yr 2016



231 SW BEAUREGARD GLN, 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		61,038
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		101,460
TOTAL MARKET VALUE		82,048
SOH/AGL Deduction		40,835
ASSESSED VALUE		41,213
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,213
TOTAL JUST VALUE		171,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,616

LAND:3:1: JOINS 03744-321
XFOB:1:1: OLD MH USED FOR STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32771	M H	325	03/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/0589	12/21/2011	QC	U	V	11	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: ROGER T & KAREN M B						
1227/0591	12/16/2011	WD	U	V	40	65,000
GRANTOR: ROBERT T & KAREN M B						
GRANTEE: CONNIE MCNEELY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	280.00	280.00	2,710							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	9,500.00	9,500.00	91,960							

REVIEW DATE 01/30/2020 BY BC Total Acres: 10.68 Total Land Value: 12,210 Market: 91,960 Agricultural: 2,710 Common: 9,500 PRINTED 11/19/2025 BY SYS