

COMM AT NW COR OF NE1/4 E 1855.9
S 953.98 FT, FOR POB, CONT S 338
E 782.03 FT, TO E R/W OF CR, N A

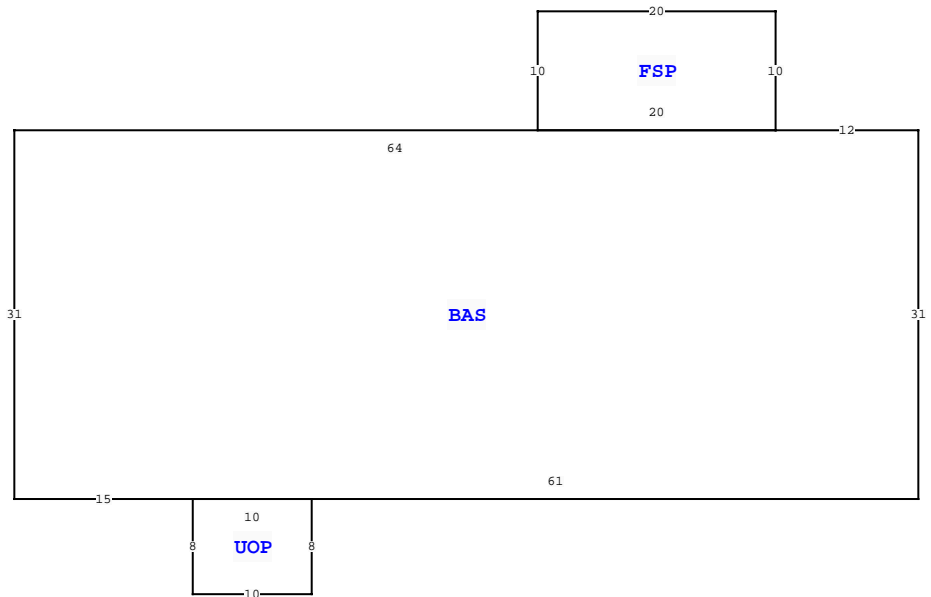
BECKELHEIMER RYAN MITCHELL
340 SW MAULDIN AVE
LAKE CITY, FL 32024

2025

33-4S-16-03265-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	01
NEIGHBORHOOD/LOC	33416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FSP	200	40	
UOP	80	25	
TOTALS	2,636		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,456	119.0000	111.86	274,728	2004	2004	0	0	45.00	55.00		
1 MANUF 1 - 0% - 2025 Heated Area: 2356 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			151,100
TOTAL MARKET OB/XF VALUE			16,222
TOTAL LAND VALUE - MARKET			60,800
TOTAL MARKET VALUE			228,122
SOH/AGL Deduction			0
ASSESSED VALUE			228,122
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			228,122
TOTAL JUST VALUE			228,122
NCON VALUE			5,127
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050511	Roof Replacement	7,500	08/07/2024
21776	M H	357	04/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1505	8/26/2024	WD	Q	I	01	290,000
GRANTOR: FINLEY MARY JANE						
GRANTEE: BECKELHEIMER RYAN M						
1496/1164	8/07/2023	WD	U	I	11	100
GRANTOR: FINLEY JAMES T						
GRANTEE: FINLEY JAMES T						

EXTRA FEATURES																	
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	0	18	20	360.00	UT	3.00	3.00	100	2003	2003	3	100	1,080	
2	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
5	0120	CLFENCE 4	0	0	6	24	144.00	UT	7.50	7.50	100	2007	2007	3	100	1,080	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
7	0294	SHED WOOD/	0	0	16	16	256.00	UT	12.00	12.00	100	2007	2007	3	100	3,072	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

TOTAL OB/XF													
16,222													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	6.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,800							