

LOT 6 DONOVAN WOODLANDS S/D
ORB 889-298, 898-645,

BEARD DANIEL G
523 SW DONOVAN GLN
LAKE CITY, FL 32024

2026

33-4S-16-03265-306



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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	33416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	68,682
FOP	96	35		34	1,621
USP	336	35		118	5,628
TOTALS	1,872			1,592	75,932

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00	75	2000
2	0040	BARN, POLE	0 100	12	24	288.00	UT	2.50	2.50	60	2000
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,592	92.2590	86.72	138,058	1999	1999	0	0	0 45.00	55.00
1 MANUF 1 100% - 2001 Heated Area: 1440 HX Base Yr 2001											
523 SW DONOVAN GLN, LAKE CITY											

523 SW DONOVAN GLN, LAKE CITY				BLD DATE						LGL DATE		04/07/2025	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
80.00	UT	5.00	5.00	75	2000	2000	3	75	300				
288.00	UT	2.50	2.50	60	2000	2000	3	60	432				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		75,932	
TOTAL MARKET OB/XF VALUE		7,732	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		138,664	
SOH/AGL Deduction		74,470	
ASSESSED VALUE		64,194	
TOTAL EXEMPTION VALUE		HX HB 39,194	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		138,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051594	Roof Replacement	12,500	11/21/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0898/0645	1/20/2000	WD	Q	V	01	100	
GRANTOR: BILLY & GLADYS BEARD							
GRANTEE: DANIEL BEARD							
0889/0298	9/16/1999	WD	Q	V		26,000	
GRANTOR: SUBRANDY							
GRANTEE: BEARD							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W35 FOP= N6 W16 S6 E16\$ W25 S24 E20 USP= S12 E28 N12 W28\$ E40 N24\$.											