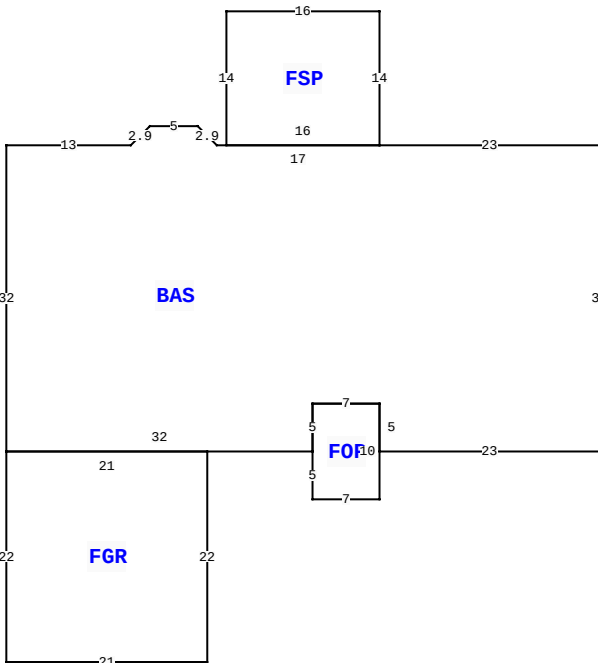


BEALS STEVEN P/BEALS KAREN L
282 SW BREEZY DR
LAKE CITY, FL 32025

2025

33-4S-17-08944-015

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 100										0100 01 2,328 137.6714 148.69 346,150 2004 2020 0 0 0 4.00 96.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SINGLE FAM - 100% - 2025 Heated Area: 1963 HX Base Yr 2025										Tax Group: 3 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 332,304									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 54,705									
Interior Floo 13 LAM/VNLPLK 70																				TOTAL LAND VALUE - MARKET 56,500									
Interior Floo 15 HARDTILE 30																				TOTAL MARKET VALUE 443,509									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 443,509									
Bedrooms 4 100										TOTAL EXEMPTION VALUE HX HB 50,722																			
Bathrooms 2 100										BASE TAXABLE VALUE 392,787																			
Frame 02 WOOD FRAME 100										TOTAL JUST VALUE 443,509																			
Stories 1. 1. 100										NCON VALUE 0																			
Architectual 05 CONV 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 437,622																			
Condition Adj 03 03 100																													
Kitchen Adjus 02 02 100																													
Quality 07 07																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 33417.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,963 100 1,963 280,203																													
FGR 462 55 254 36,256																													
FOP 70 30 21 2,997																													
FSP 224 40 90 12,847																													
TOTALS 2,719 2,328 332,304																													
EXTRA FEATURES 282 SW BREEZY DR, 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 0166 CONC, PAVMT 0 100 0 0 3,045.00 UT 2.00 2.00 100 2004 2004 3 100 6,090																													
2 0169 FENCE/WOOD 0 100 0 0 1.00 UT 0.00 0.00 100 2012 2012 3 100 2,000																													
3 0280 POOL R/CON 0 100 0 0 439.00 UT 70.00 70.00 100 2024 2023 98 30,115																													
4 0166 CONC, PAVMT 0 100 0 0 1.00 UT 1,500.00 1,500.00 100 2024 2023 100 1,500																													
5 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2024 2023 100 1,200																													
6 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2024 2023 100 1,200																													
7 0070 CARPORT UF 0 100 0 0 1.00 UT 0.00 0.00 100 2024 2023 100 1,800																													
8 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2024 2023 100 800																													
9 0030 BARN, MT 0 100 0 0 1.00 UT 0.00 0.00 100 2024 2023 100 10,000																													
LAND DESCRIPTION TOTAL OB/XF 54,705																													
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 A-1 0.00 0.00 5.65 AC 1.00 1.00 1.00 10,000.00 10,000.00 56,500																													
REVIEW DATE 01/02/2024 BY TP Total Acres: 5.65 Total Land Value: 56,500 Market: 0 Agricultural: 0 Common: 56,500 PRINTED 05/01/2025 BY SYS																													