E DIV: LOT 5 BLOCK 5 GELBERGS RE
4 & 5 OAK PARK S/D.

BEIL BRANDON
144 SE APACHE WAY
LAKE CITY, FL 32025

2027

00-00-00-13421-000

BUILDING CHARACTERISTICS

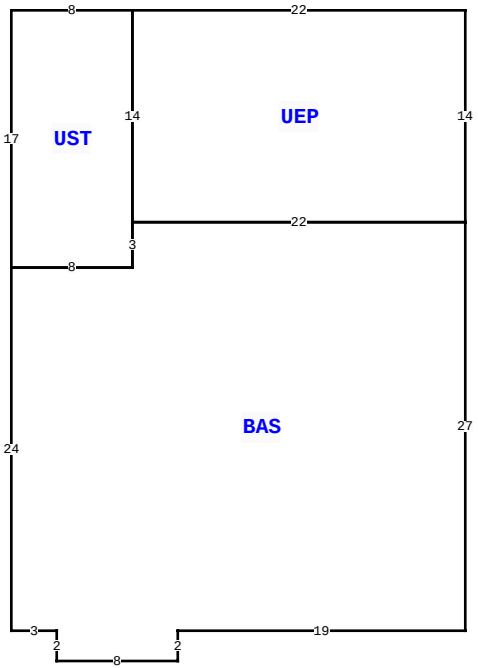
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	802	100		802	66,674
UEP	308	60		185	15,380
UST	136	45		61	5,071
TOTALS	1,246			1,048	87,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,048	116.2720	127.90	134,039	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 802 HX Base Yr 2023



267 SE MCCRAY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		87,125
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		14,318
TOTAL MARKET VALUE		101,643
SOH/AGL Deduction		6,005
ASSESSED VALUE		95,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,227
TOTAL JUST VALUE		101,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10689	M H	125	01/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1852	9/04/2026	WD	U	I	11	100
GRANTOR: BEIL DAVID SR						
GRANTEE: BEIL BRANDON						
1482/100	12/28/2022	LE	U	I	14	100
GRANTOR: BEIL BRANDON M						
GRANTEE: BEIL DAVID SR						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N14 W22 S14 E22$ BAS= W22 UST= N14 W8 S17 E8 N3$ S3W8 S24 E3 S2 E8 N2 E19 N27$.

LAND DESCRIPTION

TOTAL OB/XF 200

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		*RSF	-383.00	115.00	9,545.00	SF		1.00	1.00	1.00	1.50	1.50	14,318							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.22 Total Land Value: 14,318 Market: 0 Agricultural: 0 Common: 14,318 PRINTED 11/17/2026 BY SYS