COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 679.84 FT FOR POB, CONT W
N'LY ALONG CURVE 102.43 FT, N 11

BEACH RICHARD G/BEACH LISA R
238 SW IRWING GLN
LAKE CITY, FL 32024

2027

02-5S-16-03407-002

BUILDING CHARACTERISTICS

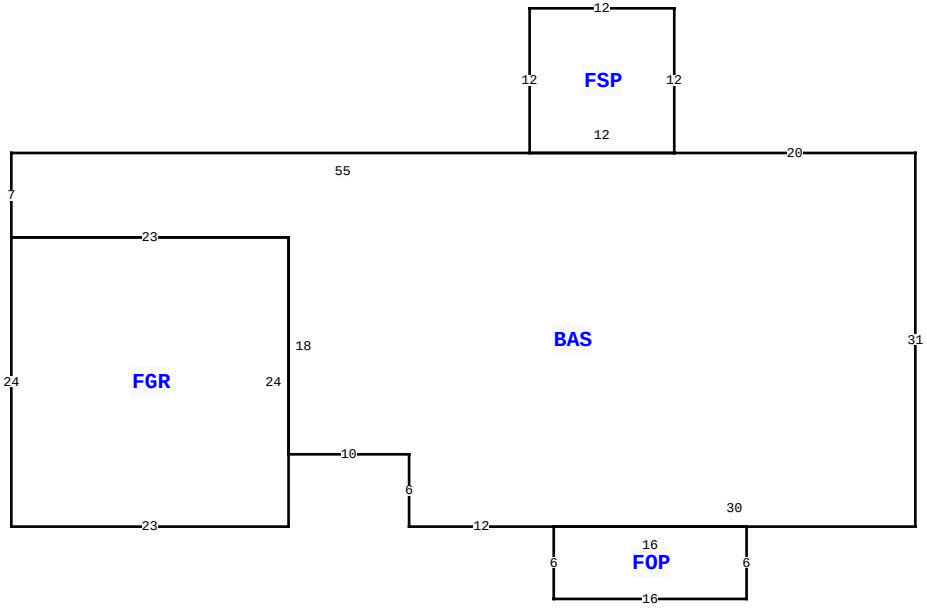
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	2516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100		1,713	140,273
FGR	552	55		304	24,894
FOP	96	30		29	2,375
FSP	144	40		58	4,749
TOTALS	2,505			2,104	172,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	114.2660	125.69	264,452	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 0 Heated Area: 1713 HX Base Yr



238 SW IRWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	23	460.00	UT	1.40	1.40	100	0	0	3	100	644	
3	0030	BARN,MT	0	0	24	24	576.00	UT	10.00	10.00	100	2002	2002	3	100	5,760	
4	0166	CONC,PAVMT	0	100	0	0	1,024.00	UT	2.00	2.00	100	2002	2002	3	100	2,048	
5	0252	LEAN-TO W/	0	100	12	24	288.00	UT	1.50	1.50	100	2014	2014	3	100	432	
6	0070	CARPORT UF	0	100	24	26	624.00	UT	1.50	1.50	100	2014	2014	3	100	936	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,290
TOTAL MARKET OB/XF VALUE		11,620
TOTAL LAND VALUE - MARKET		34,240
TOTAL MARKET VALUE		218,150
SOH/AGL Deduction		72,462
ASSESSED VALUE		145,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,277
TOTAL JUST VALUE		218,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,289

SALE:1:1: 2.14 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046971	Remodel	19,741	04/14/2023
37965	PUMP/UTPOL	50	04/08/2019
19202	STORAGE	115	02/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0697/0294	9/19/1989	WD	Q	V		9,000

GRANTOR: GIEBEIG PETER

GRANTEE: RICHARD BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W12 S12 E12$ W55 S7 FGR= S24 E23 N24 W23$ E23 S18 E10 S6 E12 FOP= S6 E16 N6 W16$ E30 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,620

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-1	0.00	0.00	2.14	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,240							

REVIEW DATE 02/17/2026 BY JB Total Acres: 2.14 Total Land Value: 34,240 Market: 0 Agricultural: 0 Common: 34,240 PRINTED 11/17/2026 BY SYS