

LOT 3 BLOCK A UNIT II OLUSTEE CR  
787-1602, 800-1477, 849-779, 953

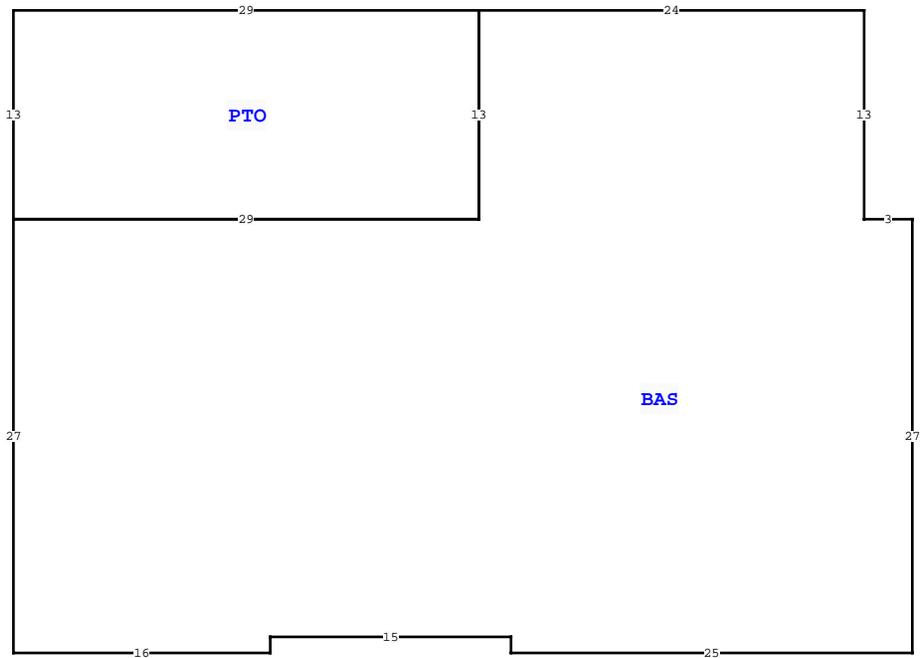
BEVER TIFFANY  
274 SE BALD EAGLE LP  
LAKE CITY, FL 32025-2817

**2026**

02-6S-17-09533-203

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 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	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2023								
				Heated Area: 1809			HX Base Yr 2023				



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	2617.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	58,120
PTO	377	5		19	610
TOTALS	2,186			1,828	58,730

274 SE BALD EAGLE LP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0	0	1.00	1,200.00	100	1997	1997	3	100	1,200	
2	0280	POOL R/CON	0	100	9	30	0	270.00	70.00	100	1998	1998	3	40	7,560	
3	9945	Well/Sept	0	100	0	0	0	1.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	0	488.00	1.50	100	1998	1998	3	100	732	
5	0296	SHED METAL	0	100	0	0	0	1.00	200.00	50	2017	2017	3	50	100	
6	0040	BARN,POLE	0	100	0	0	0	1.00	0.00	100	2005	2005	3	100	400	

TOTAL OB/XF 16,992

LAND DESCRIPTION																								
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	100		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		58,730
TOTAL MARKET OB/XF VALUE		16,992
TOTAL LAND VALUE - MARKET		65,390
TOTAL MARKET VALUE		141,112
SOH/AGL Deduction		49,811
ASSESSED VALUE		91,301
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		34,890
TOTAL JUST VALUE		141,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,256

SALE: 2:1: SALE NOT IN LINE WITH AREA SALES  
PRMT: 1:1: PETRIE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054169	Roof Replacement	8,100	09/30/2025
14192	POOL	95	06/25/1998
13365	M H	125	12/02/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1466	8/11/2022	WD	Q	I	01	115,000
GRANTOR: COODY JAMES D						
GRANTEE: BEVER TIFFANY						
1196/1689	5/20/2010	WD	Q	I	01	90,000
GRANTOR: PETRIE						
GRANTEE: JAMES D COODY						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W24 PTO= W29 S13 E29 N13\$ S13 W29 S27 E16 N1E15 S1 E25 N27 W3 N13\$.