LOT 4 HUNTERS OAK S/D.
ORB 771-109, 919-1531, 1/2 UNDIV

BEAMSLEY JAMES C/BEAMSLEY SUSAN E
TRUSTEES J S PEN LIVING TRUST, 6812 SW CR 240
LAKE CITY, FL 32024

2026

03-5S-16-03450-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

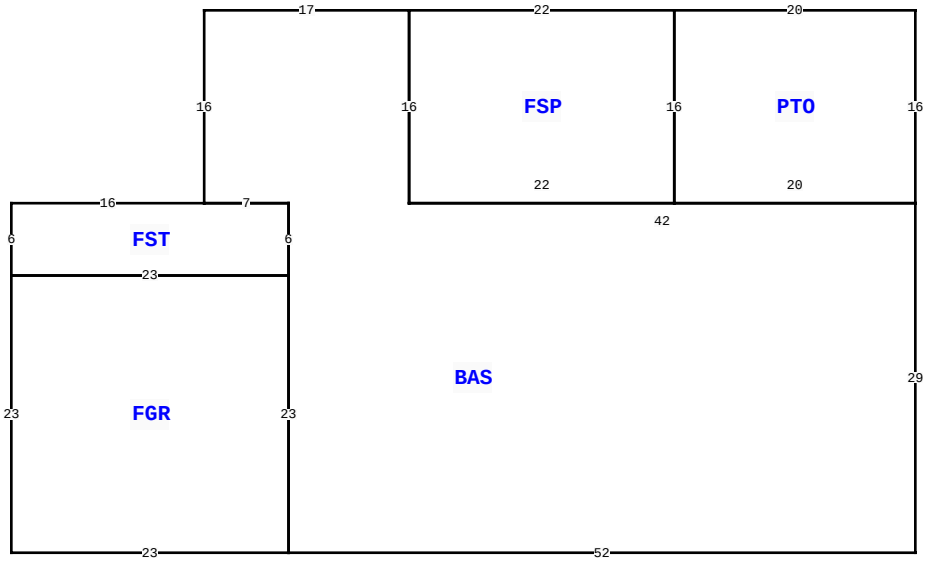
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	3516.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100		1,780	164,534
FGR	529	55		291	26,899
FSP	352	40		141	13,033
FST	138	55		76	7,025
PTO	320	5		16	1,479
TOTALS	3,119			2,304	212,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	115.8300	132.05	304,243	1992	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1780 HX Base Yr



190 SW OAKWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	212,970
TOTAL MARKET OB/XF VALUE	3,597
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	239,567
SOH/AGL Deduction	0
ASSESSED VALUE	239,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,567
TOTAL JUST VALUE	239,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1138/1368	11/16/2007	QC	Q	I	06	100
GRANTOR: JAMES & SUSAN BEAMSLE						
GRANTEE: JAMES & SUSAN BEAMS						
1061/1279	10/07/2005	WD	Q	I		167,000
GRANTOR: NEITZKE						
GRANTEE: JAMES C & SUSAN E B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 N16 W17 S16 FST= W16 S6 E23 N6 W7$ E7 S6FGR= W23 S23E23 N23$ S23 E52 N29$ PTO= N16 W20 FSP= W22 S16 E22 N16$ S16 E20$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	912.00	UT	1.40	1.40	100	0	0	3	100	1,277	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	70	1993	1993	3	70	420	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,597

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 1.32 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 05/12/2026 BY SYS