COMM NE COR OF SE1/4 OF SE1/4, R
S R/W OF PUBLIC RD, RUN W ALONG
FOR POB, RUN S 260 FT TO N R/W O

BEARD MICHAEL/BEARD KAREN E
464 SW TRACY PL
LAKE CITY, FL 32055

2027

06-4S-17-08067-000

BUILDING CHARACTERISTICS

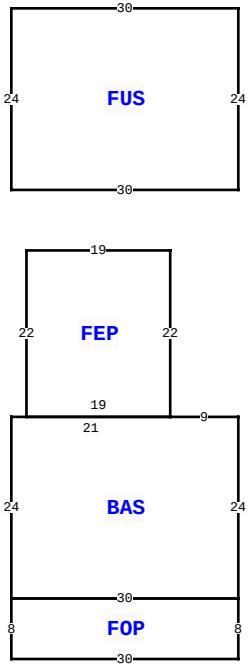
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
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	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	62,506
FEP	418	80		334	28,996
FOP	240	30		72	6,250
FUS	720	100		720	62,506
TOTALS	2,098			1,846	160,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	121.4220	133.56	246,552	1963	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1440 HX Base Yr 2016



464 SW TRACY PL, 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	160,259
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	32,343
TOTAL MARKET VALUE	195,302
SOH/AGL Deduction	73,693
ASSESSED VALUE	121,609
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	20,198
TOTAL JUST VALUE	195,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2718	8/19/2015	WD	Q	I	01	120,400

GRANTOR: ROBERT H & BRENDA S C

GRANTEE: MICHAEL & KAREN E B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FEP= N22 W19 S22 E19$ W21 S24 FOP= S8 E30N8 W30$ E30 N24$ PTR=N30 FUS= N24 W30 S24 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,700

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-2	0.00	0.00	65,340.00	SF		1.00	1.00	0.45	1.10	0.50	32,343							

REVIEW DATE 09/26/2016 BY DF Total Acres: 1.50 Total Land Value: 32,343 Market: 0 Agricultural: 0 Common: 32,343 PRINTED 11/17/2026 BY SYS