

BEG AT A PT WHERE N LINE OF CR-2
N LINE OF SEC, RUN E 1176.57 FT
A CO RD, S 866.63 FT TO N R/W S

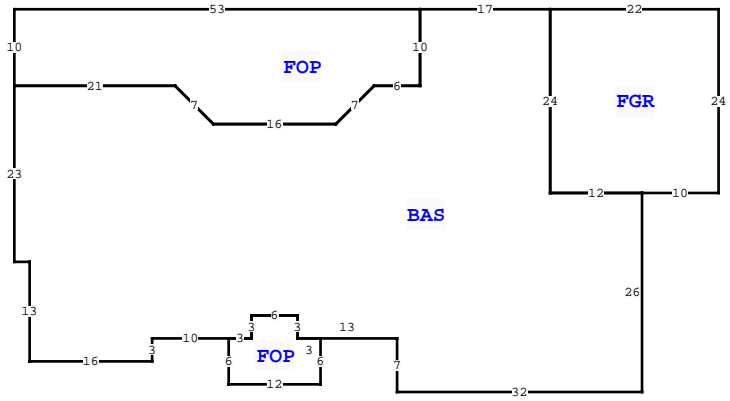
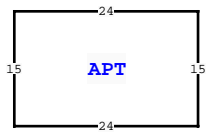
BEADLES LONNIE BRANDON/BEADLES LAURA SHANE
6429 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

09-3S-16-02046-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	360	100	
BAS	2,837	100	
FGR	528	55	
FOP	90	30	
FOP	635	30	
TOTALS	4,450		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,704	125.3725	140.42	520,116	2000	2000	0	0	0	35.00	65.00
2 SINGLE FAM			100% - 2017	Heated Area: 3197			HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			338,075
TOTAL MARKET OB/XF VALUE			45,241
TOTAL LAND VALUE - MARKET			98,040
TOTAL MARKET VALUE			481,356
SOH/AGL Deduction			141,398
ASSESSED VALUE			339,958
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			288,547
TOTAL JUST VALUE			481,356
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042430	Roof Replacement	33,235	07/28/2021
18334	POOL	85	05/30/2001
16770	SFR	0	03/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/2380	4/25/2016	WD Q	Q	I	01	379,000
GRANTOR: JEFFREY L & TEENA RUF						
GRANTEE: LONNIE B & LAURA S						
0812/1619	10/26/1995	WD Q	Q	I		58,800
GRANTOR: WILLIAM J & JUANITA D						
GRANTEE: JEFFREY L & TEENA R						

EXTRA FEATURES		MKT AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0	100	0
2	0280	POOL R/CON	0	100	16
3	0166	CONC, PAVMT	0	100	0
4	0040	BARN, POLE	0	100	0
5	0296	SHED METAL	0	100	12
6	0166	CONC, PAVMT	0	100	0
7	0030	BARN, MT	0	100	0
8	0030	BARN, MT	0	100	0
9	0252	LEAN-TO W/	0	100	0
10	0252	LEAN-TO W/	0	100	0

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	576.00	UT	1.50	1.50	100	2000	2000
2	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	2001	2001
3	0166	CONC, PAVMT	0	100	0	790.00	UT	1.50	1.50	100	2001	2001
4	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2008	2008
5	0296	SHED METAL	0	100	12	288.00	UT	12.00	12.00	100	2008	2008
6	0166	CONC, PAVMT	0	100	0	6,000.00	UT	2.00	2.00	100	2008	2008
7	0030	BARN, MT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2023	2022
8	0030	BARN, MT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2023	2022
9	0252	LEAN-TO W/	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022
10	0252	LEAN-TO W/	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022
TOTALS												

LAND DESCRIPTION		LAND USE DESCRIPTION		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		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				A-1	0.00	0.00	10.32	AC		1.00	1.00	1.00			9,500.00	9,500.00			98,040																			