

LOT 13 BLK B HIGH HAMMOCK.
WD 1002-1456, 1457, DC 1103-118,

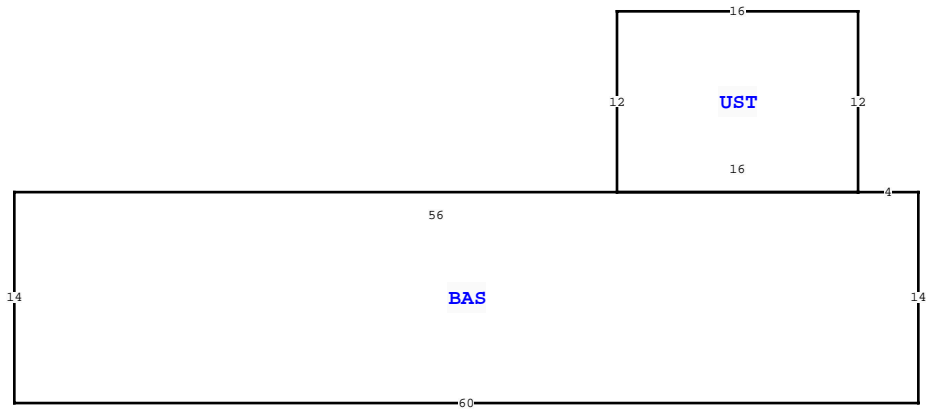
SPEARS TREVOR/ALVAREZ KATRINA
199 SE BAYA DR
LAKE CITY, FL 32025-5982

2026

09-4S-17-08301-133

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 Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
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		
0800	02	926	94.4100	56.65	52,458	1985	1985	0	0	60.00	40.00		
1 MOBILE HME 0% - 2025 Heated Area: 840 HX Base Yr													



Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	9417.0600 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	19,034
UST	192	45		86	1,949
TOTALS	1,032			926	20,983

324 SE BEADIE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

TOTAL OB/XF 4,000

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		20,983	
TOTAL MARKET OB/XF VALUE		4,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		43,483	
SOH/AGL Deduction		0	
ASSESSED VALUE		43,483	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		43,483	
TOTAL JUST VALUE		43,483	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		43,483	

PRMT:1:1: MCDOWELL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19428	M H	125	04/12/2002
13990	M H	125	05/08/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1524/2129	10/04/2024	QC	U	I	11	100	
GRANTOR: SPEARS GREG							
GRANTEE: SPEARS GREG							
1455/2308	12/29/2021	QC	U	I	30	100	
GRANTOR: SPEARS GREG							
GRANTEE: SPEARS GREG							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W4 UST= N12 W16 S12 E16\$ W56 S14 E60 N14\$.