

LOT 17 BLOCK B HIGH HAMMOCK S/D.
742-1558, 757-1954, 808-250, WD

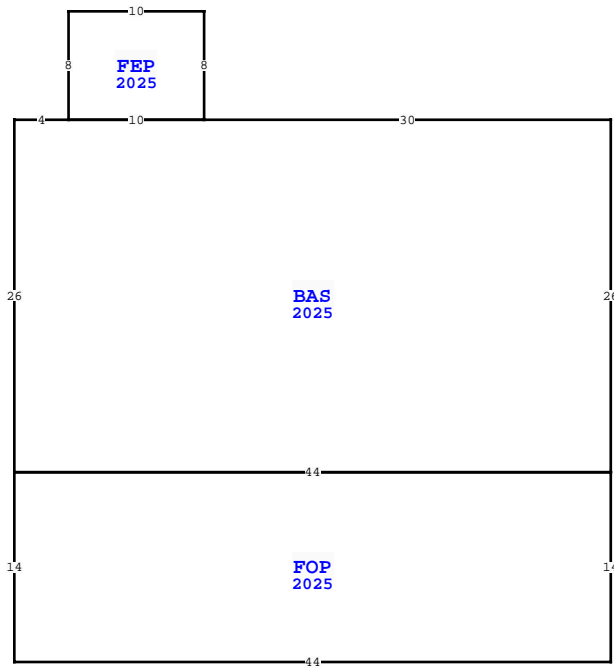
GUEVARA JORGE ALBERTO
416 SE BEADIE DR
LAKE CITY, FL 32025

2026

09-4S-17-08301-137

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,144	100	2025
FEP	80	85	2025
FOP	616	35	2025
TOTALS	1,840		

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%	- 2026		Heated Area: 1144					HX Base Yr	2026		



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				40,441		
TOTAL MARKET OB/XF VALUE				10,700		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				73,641		
SOH/AGL Deduction				13,837		
ASSESSED VALUE				59,804		
TOTAL EXEMPTION VALUE				HX HB 34,804		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				73,641		
NCON VALUE				48,141		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				143,904		
SALE:2:1: LOT 17 BLK B HIGH HAMMOCK						
XFOB:2:1: CEDA MH						
XFOB:1:1: WATER SYSTEM						
SALE:1:1: TEN IN COMMON W/ RIGHTS OF SURVIVORSHIP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2135	8/23/2023	WD	Q	I	01	115,000
GRANTOR: BOONE CLINT						
GRANTEE: GUEVARA JORGE ALBER						
1497/2133	5/23/2023	QC	U	I	11	100
GRANTOR: REED KURT ALLEN						
GRANTEE: BOONE CLINT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=20,-10] W30 W10 W4 S26 E44 N26 \$						
FOP=[YR=2025;ORIG=-24,16] S14 E44 N14 W44 \$						
FEP=[YR=2025;ORIG=-10,-10] N8 W10 S8 E10 \$						

EXTRA FEATURES														416 SE BEADIE DR, LAKE CITY		
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	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100		3	100	3,000	
2	0031	BARN,MT AE	0	100	0	0		1.00	UT 6,500.00	6,500.00	100	2026	2025	100	6,500	
3	0251	LEAN TO W/	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2026	2025	100	1,200	

LAND DESCRIPTION														TOTAL OB/XF										
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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							