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

2027

09-4S-17-08301-137

BUILDING CHARACTERISTICS

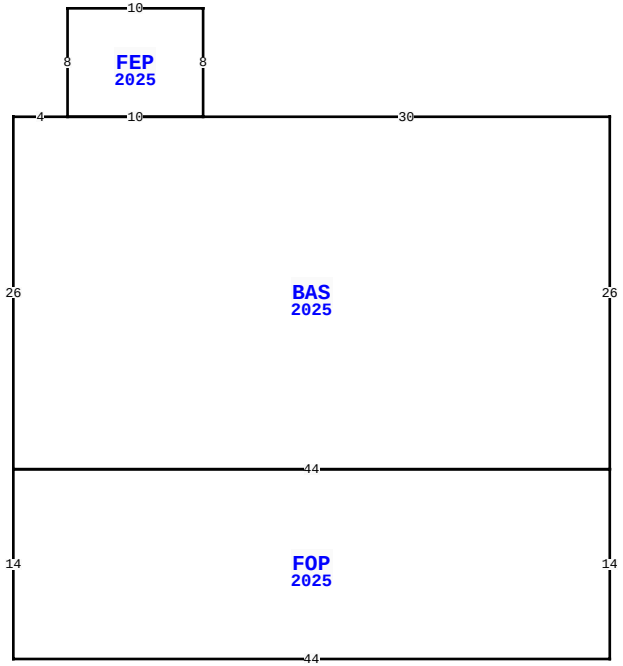
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2025	1,144	32,398
FEP	80	85	2025	68	1,926
FOP	616	35	2025	216	6,117
TOTALS	1,840			1,428	40,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,428	118.0000	70.80	101,102	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2026 Heated Area: 1144 HX Base Yr 2026



416 SE BEADIE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	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	

COLUMBIA COUNTY PROPERTY

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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	12,043
ASSESSED VALUE	61,598
TOTAL EXEMPTION VALUE	HX HB 36,598
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	73,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,641

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	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							

REVIEW DATE 05/09/2025 BY JB Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS