

LOT 12 BLK C HIGH HAMMOCK.
755-468, 784-261, WD 1294-1779,

LUCAS MONICA/LUCAS PAUL J
141 SE BEADIE DR
LAKE CITY, FL 32025

2026

09-4S-17-08301-162

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 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
BAS	1,104	100	
UOP	384	25	
TOTALS	1,488		
		1,200	33,667

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%	- 2025		84,168	1991	1991	0	0	60.00	40.00	
				Heated Area: 1104				HX Base Yr 2025				
<p>BLD DATE: [] LGL DATE: 04/14/2026 MLU</p> <p>XF DATE: [] LAND DATE: []</p> <p>INC DATE: [] AG DATE: []</p>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			33,667
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			59,567
SOH/AGL Deduction			2,500
ASSESSED VALUE			57,067
TOTAL EXEMPTION VALUE	HX HB		32,067
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			59,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,567
SALE: 2:1: LOT 12, BLOCK C, HIGH HAMMOCK			
XFOB: 1:1: HOMES OF MERIT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/463	1/10/2025	QC	U	I	11	100
GRANTOR: LUCAS MONICA						
GRANTEE: LUCAS MONICA						
1514/891	5/13/2024	QC	U	I	11	100
GRANTOR: LUCAS PAUL J						
GRANTEE: LUCAS MONICA						

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/	0 100	8 12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0 100	10 16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	9947	Septic	0 100	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0 100	10 16	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
TOTALS													3,400		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W48 S23 UOP= S8 E48 N8 W48 E48 N23\$.			

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							