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

2027

09-4S-17-08301-162

BUILDING CHARACTERISTICS

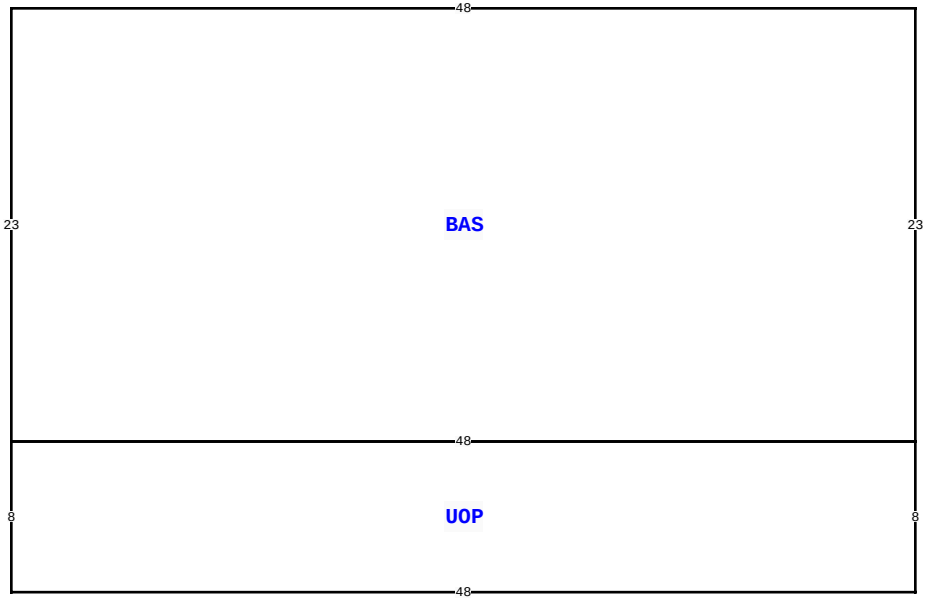
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,974
UOP	384	25		96	2,693
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
0800	02	1,200	116.9000	70.14	84,168	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1104 HX Base Yr 2025



141 SE BEADIE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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		788
ASSESSED VALUE		58,779
TOTAL EXEMPTION VALUE	HX HB	33,779
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		59,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,567

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 UOP= S8 E48 N8 W48$ E48 N23$.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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 04/10/2017 BY DF Total Acres: 0.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS