

LOT 13 BLK C HIGH HAMMOCK.  
850-841, WD 1089-2215, CT 1309-4

BRYANT FELICIA/BRYANT SEAN  
163 SE BEADIE DR  
LAKE CITY, FL 32025

**2026**

09-4S-17-08301-163  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	14	CARPET	40
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
BAS	1,216	100	
TOTALS	1,216		1,216 65,471

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2025									
				Heated Area: 1216				HX Base Yr	2025			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">76</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">15</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">16</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-size: 2em;">BAS</p> </div> </div>												
BLD DATE		LGL DATE		04/21/2023	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			65,471		
TOTAL MARKET OB/XF VALUE			6,000		
TOTAL LAND VALUE - MARKET			16,650		
TOTAL MARKET VALUE			88,121		
SOH/AGL Deduction			0		
ASSESSED VALUE			88,121		
TOTAL EXEMPTION VALUE			HX HB DX 56,411		
BASE TAXABLE VALUE			31,710		
TOTAL JUST VALUE			88,121		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			92,353		
PRMT:1:1: MCFARLAND MH RES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000053765	Roof Replacement	13,000	08/04/2025		
000053604	Remodel	10,000	07/17/2025		
11810	M H	125	10/29/1996		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2275	2/22/2024	WD	Q	I	01	127,500
GRANTOR: DAVIS JAY S						
GRANTEE: BRYANT FELICA						
1322/1177	9/20/2016	WD	U	I	18	26,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JAY S DAVIS						

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	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2024	2023		100	1,500	
3	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2024	2023		100	1,500	
TOTALS													6,000			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

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	0.90	18,500.00	16,650.00	16,650								