LOTS 18 & 19 BLK C HIGH HAMMOCK.
826-66, 830-1961, 889-295, WD 13

NEWMAN ESTHER R
413 SE BEADIE DRIVE
LAKE CITY, FL 32025

2026

09-4S-17-08301-169

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

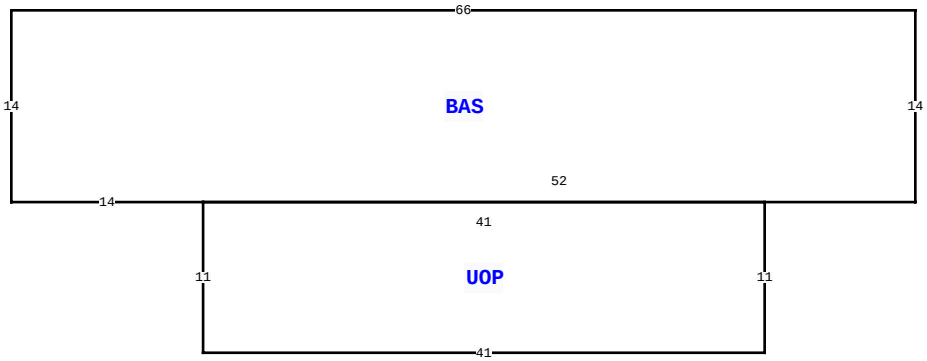
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,400
UOP	451	25		113	2,617
TOTALS	1,375			1,037	24,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,037	91.9000	57.90	60,042	1983	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 924 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

413 SE BEADIE DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		24,017
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		35,150
TOTAL MARKET VALUE		64,017
SOH/AGL Deduction		20,648
ASSESSED VALUE		43,369
TOTAL EXEMPTION VALUE	HX HB SX WX	43,369
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		64,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11416	M H	125	07/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/0712	5/18/2017	WD	Q	I	01	47,000
GRANTOR: PATRICIA GALLEGOS						
GRANTEE: ESTHER R NEWMAN						
0830/1961	11/13/1996	WD	Q	V		15,200
GRANTOR: ELBERT MOYER						
GRANTEE: PATRICIA GALLEGOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E14 UOP= S11 E41 N11 W41$ E52 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	2004	2004	3	50	750	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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	0.95	18,500.00	17,575.00	17,575							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.95	18,500.00	17,575.00	17,575							

REVIEW DATE 04/10/2017 BY DF Total Acres: 1.54 Total Land Value: 35,150 Market: 0 Agricultural: 0 Common: 35,150 PRINTED 05/13/2026 BY SYS