

COMM NW COR OF SW1/4, RUN S 73.8
CR-240, E ALONG R/W 586 FT FOR P
474.49 FT, S 1283.08 FT, W 474.8

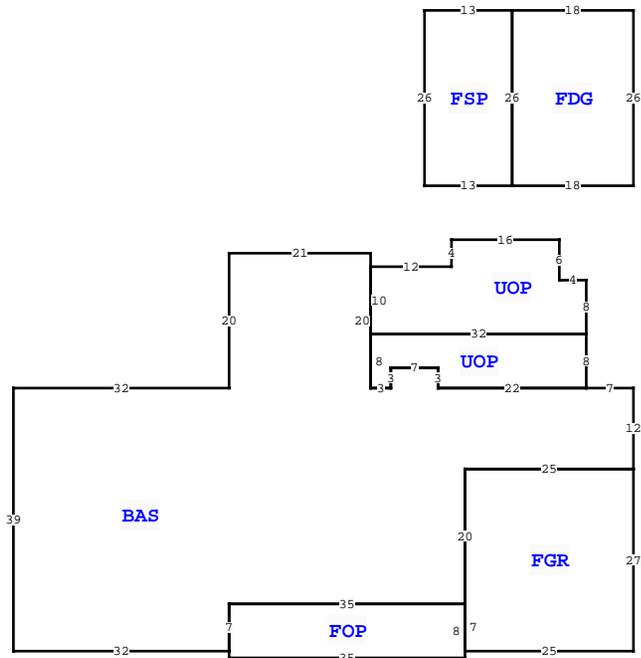
J.S. PEN LIVING TRUST DATED NOVEMBER 16, 2007
6812 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

10-5S-16-03525-003
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	05 AVERAGE 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	06 06				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	10516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,109	100		3,109	255,782
FDG	468	60		281	23,118
FGR	675	55		371	30,523
FOP	280	30		84	6,911
FSP	338	40		135	11,107
UOP	235	20		47	3,867
UOP	376	20		75	6,170
TOTALS	5,481			4,102	337,478

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,102	112.7480	126.28	518,001	1991	1991	0	0	34.85	65.15	
1 SINGLE FAM 100% - 0 Heated Area: 3109 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			337,478
TOTAL MARKET OB/XF VALUE			6,954
TOTAL LAND VALUE - MARKET			118,235
TOTAL MARKET VALUE			356,547
SOH/AGL Deduction			107,949
ASSESSED VALUE			248,598
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			197,187
TOTAL JUST VALUE			462,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/2380	2/19/2025	WD	U	I	11	100
GRANTOR: BEAMSLEY JAMES C						
GRANTEE: J.S. PEN LIVING TRU						
0746/1263	5/29/1991	WD	Q	I		165,000
GRANTOR: GEORGE KERCE						
GRANTEE: JAMES BEAMSLEY						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	27	540.00	UT	1.40	1.40	100	0	0	3	100	756	
3	0260	PAVEMENT-A	0	100	11	3,498.00	UT	1.50	1.50	80	2007	2007	3	80	4,198	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.91	AC		1.00	1.00	1.00	280.00	280.00	3,615							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	12.91	AC		1.00	1.00	1.00	8,500.00	8,500.00	109,735							