LOT 14 AMELIA LANDING PHASE 1.
WD 1301-887, WD 1431-1329, WD 15

TURBEVILLE REVOCABLE LIVING TRUST U/A/D JUNE 3, 20
243 SW BEACON WAY
LAKE CITY, FL 32025

2027

13-4S-16-02951-114

BUILDING CHARACTERISTICS

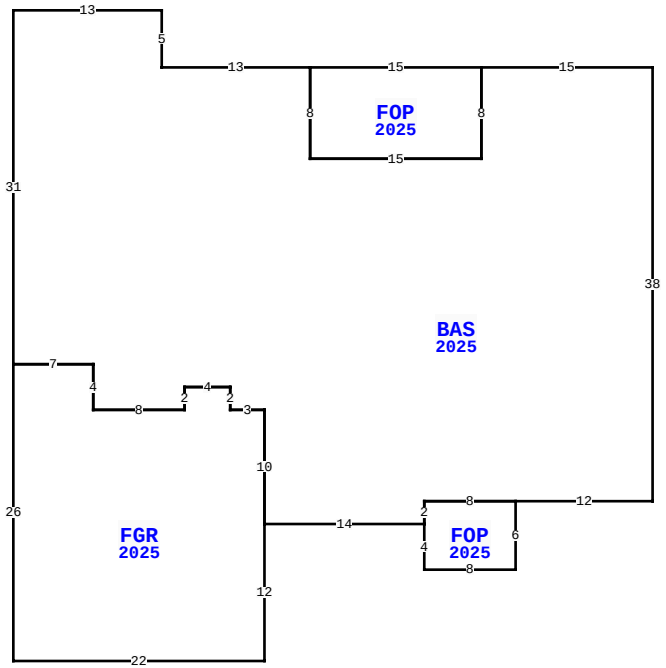
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2025	1,889	241,637
FGR	520	55	2025	286	36,584
FOP	48	30	2025	14	1,791
FOP	120	30	2025	36	4,605
TOTALS	2,577			2,225	284,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	117.4635	129.21	287,492	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2026 Heated Area: 1889 HX Base Yr



243 SW BEACON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	284,617
TOTAL MARKET OB/XF VALUE	28,050
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	347,667
SOH/AGL Deduction	0
ASSESSED VALUE	347,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,667
TOTAL JUST VALUE	347,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053029	Generator		05/06/2025
000052631	Storage Building	20,035	03/18/2025
000049935	New Residential C	160,000	05/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/814	6/03/2025	WD	U	I	11	100
GRANTOR: TURBEVILLE CLAYTON DY						
GRANTEE: TURBERVILLE REVOCAB						
1531/205	1/08/2025	WD	Q	I	01	395,000
GRANTOR: SW CONSTRUCTION LLC						
GRANTEE: TURBEVILLE CLAYTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,20] W15 S8 W15 N8 W13 N5 W13 S31 E7 S4 E8 N2 E4 S2 E3 S10 E14 N2 E8 E12 N38 $
FOP=[YR=2025;ORIG=75,20] W15 S8 E15 N8 $
FGR=[YR=2025;ORIG=56,50] W3 N2 W4 S2 W8 N4 W7 S26 E22 N12 N10 $
FOP=[YR=2025;ORIG=78,58] W8 S2 S4 E8 N6 $
.

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	0166	CONC,PAVMT	0	0	0	0	420.00	UT	5.00	5.00	100	2025	2024		100	2,100	
2	0030	BARN,MT	0	0	0	0	1.00	UT	15,600.00	15,600.00	100	2026	2025		100	15,600	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
4	0169	FENCE/WOOD	0	0	0	0	300.00	UT	15.50	15.50	100	2026	2025		100	4,650	

LAND DESCRIPTION

TOTAL OB/XF 28,050

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/19/2025 BY randall Total Acres: 0.48 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS