

COMM SE COR, RUN W 875.05 FT FOR
W 945.98 FT, N 1301.76 FT TO S R
BEAUFORD PL, E ALONG R/W 1095.02

ROUSE MICHAEL L/ROUSE ZARA S
7555 NW 47TH WAY
GAINESVILLE, FL 32653

2026

14-5S-16-03617-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 161,840 TOTAL MARKET VALUE 161,840 SOH/AGL Deduction 47,396 ASSESSED VALUE 114,444 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 114,444 TOTAL JUST VALUE 161,840 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 104,040									
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM		MKT AREA		02																		SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1523/1838 9/16/2024 WD U V 11 100 GRANTOR: ROUSE MICHAEL L GRANTEE: ROUSE MICHAEL L 1479/272 11/10/2022 WD Q V 01 185,000 GRANTOR: SHELAMER CYNTHIA GRANTEE: ROUSE MICHAEL L									
NEIGHBORHOOD/LOC		14516.00		1.00/																		BUILDING NOTES BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										342 SW BEAUFORD PL, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
EXTRA FEATURES										ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
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															
										TOTAL OB/XF										0											
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	9900	C	AC NON-AG	0					23.12	AC		1.00	1.00	1.00	7,000.00	7,000.00	161,840														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 23.12 Total Land Value: 161,840 Market: 0 Agricultural: 0 Common: 161,840 PRINTED 05/08/2026 BY SYS																															