BEG NE COR SE1/4 OF SE1/4, S 300
300 FT, E 726 FT TO POB.

BAKER JOHN STEPHEN
124 SW BEAUFORD PL
LAKE CITY, FL 32024

2027

14-5S-16-03621-013

BUILDING CHARACTERISTICS

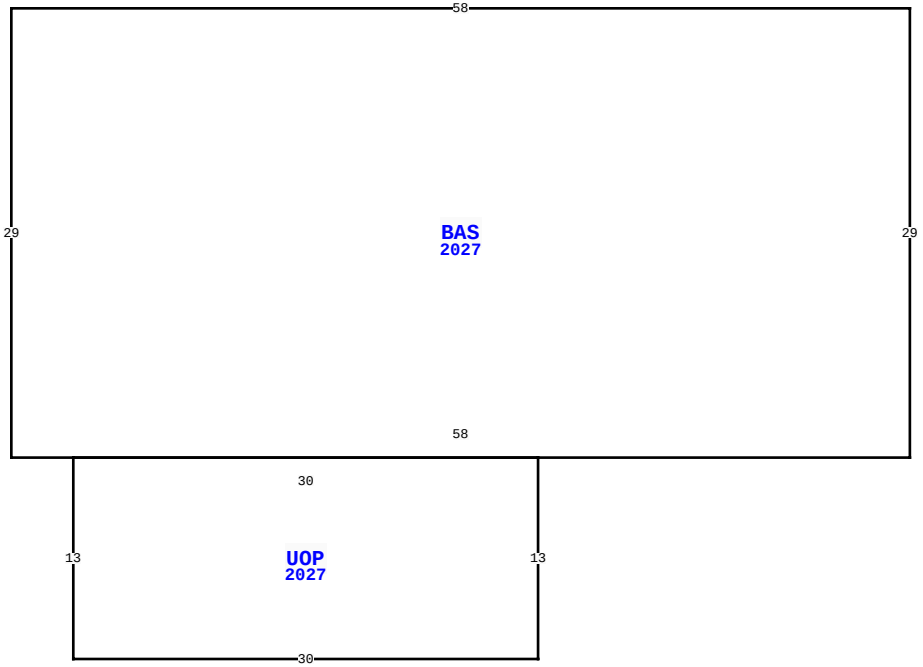
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2027	1,682	176,989
UOP	390	25	2027	98	10,312
TOTALS	2,072			1,780	187,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,780	113.0000	108.48	193,094	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2027 Heated Area: 1682 HX Base Yr



124 SW BEAUFORD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
4	0040	BARN,POLE	0	0	40	25	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	369,064
TOTAL MARKET OB/XF VALUE	19,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	453,064
SOH/AGL Deduction	17,320
ASSESSED VALUE	435,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,744
TOTAL JUST VALUE	453,064
NCON VALUE	369,064
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044644	Mobile Home		06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1215	2/06/2026	WD	Q	I	03	320,000
GRANTOR: BREWER COURTNEY						
GRANTEE: BAKER JOHN STEPHEN						
1558/1052	1/12/2026	WD	U	I	11	100
GRANTOR: DAVIS DAVID WAYNE						
GRANTEE: BREWER COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,7] E58 S29 W58 N29 $
UOP=[YR=2027;ORIG=20,36] E30 S13 W30 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,000

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	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/01/2026 BY TP Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

BEG NE COR SE1/4 OF SE1/4, S 300
300 FT, E 726 FT TO POB.

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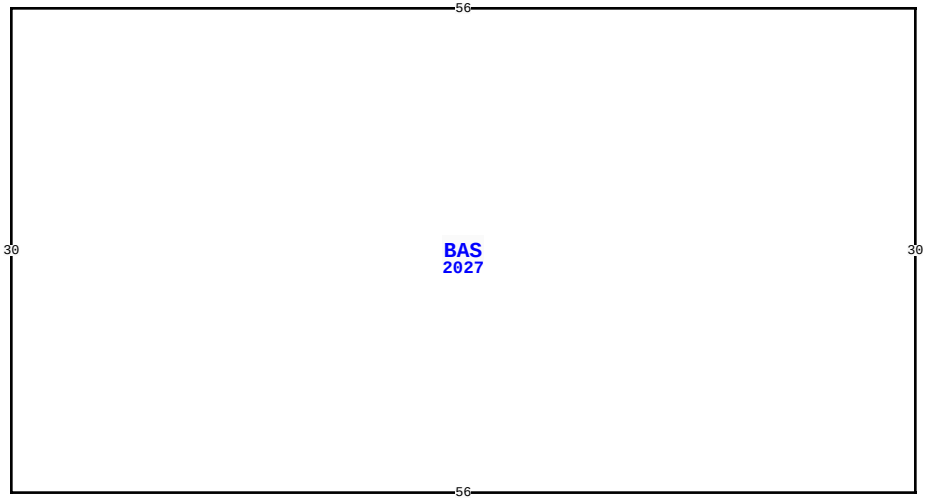
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Frame	01	NONE 100
Stories	1.	1. 100
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Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2027	1,680	181,763
TOTALS	1,680			1,680	181,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,680	115.0000	110.40	185,472	2024	2024	0	0	0	2.00	98.00

2 MANUF 2 0% - 2027 Heated Area: 1680 HX Base Yr



124 SW BEAUFORD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: DAVIS DAVID WAYNE						
GRANTEE: BREWER COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,16] E56 S30 W56 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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