BEG NW COR OF SW1/4 OF SW1/4, E
537.80 FT TO N MAINT R/W OF CECI
ALONG N R/W 290.20 FT, N 620.04

BEAUCHAMP PAUL R JR/BEAUCHAMP PAMELA S
1129 SW FLAGLER CT
LAKE CITY, FL 32025

2027

15-2S-16-01612-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	15216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

271 NW CECILEY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,000
TOTAL MARKET VALUE	7,963
SOH/AGL Deduction	0
ASSESSED VALUE	7,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,963
TOTAL JUST VALUE	109,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/544	10/13/2026	LE	U	I	14	100
GRANTOR: BEAUCHAMP PAUL R JR (						
GRANTEE: LAW HEATHER BEAUCHA						
1580/541	10/13/2026	WD	U	V	11	100
GRANTOR: BEAUCHAMP PAUL R						
GRANTEE: BEAUCHAMP PAUL R						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	5600	A	TIMBER 3	0					10.60	AC		1.00	1.00	1.00	281.00	281.00	2,979							
2	5500	A	TIMBER 2	0					11.20	AC		1.00	1.00	1.00	445.00	445.00	4,984							
3	9910	M	MKT.VAL.AG	0					21.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	109,000							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 21.80 Total Land Value: 7,963 Market: 109,000 Agricultural: 7,963 Common: 0 PRINTED 11/17/2026 BY SYS