

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  
1129 SW FLAGLER CT  
LAKE CITY, FL 32025

2026

15-2S-16-01612-004



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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 109,000 <b>TOTAL MARKET VALUE</b> 7,963 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 7,963 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 7,963 <b>TOTAL JUST VALUE</b> 109,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 98,100											
DOR CODE 5600										TIMBERLAND 70-79										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM										MKT AREA 03																					
NEIGHBORHOOD/LOC										15216.00 1.00/										SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE									
																1356/1380	3/16/2018	TR U	V	11	100										
GRANTOR: BONNY BELLE WILLIS AS																															
GRANTEE: PAUL R BEAUCHAMP JR																															
																1312/0273	3/23/2016	WD Q	V	03	30,000										
GRANTOR: DENNIS R & DINNE H KI																															
GRANTEE: BONNY B WILLIS AS T																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
TOTALS										271 NW CECILEY PL, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2026 MLU 07/27/2022 SPF											
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															
																	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	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 06/09/2026 BY SYS																															