COMM NW COR OF SW1/4 OF SW1/4,
E 276.81 FT FOR POB, CONT E
382.66 FT, N 614.51 FT, E

HYDE PAMELA BEAUCHAMP
4592 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

15-2S-16-01612-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

351 NW BEAUCHAMP WAY, 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	86,400
TOTAL MARKET VALUE	9,612
SOH/AGL Deduction	0
ASSESSED VALUE	9,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,612
TOTAL JUST VALUE	86,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0259	10/22/2019	LE	U	V	14	100
GRANTOR: PAMELA B HYDE (ENH LI						
GRANTEE: DEREK A HYDE & HALE						
1356/1378	3/16/2018	TR	U	V	11	100
GRANTOR: BONNY BELLE WILLIS AS						
GRANTEE: PAMELA BEAUCHAMP HY						

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	5500	A	TIMBER 2	0			0.00	0.00	21.60	AC		1.00	1.00	1.00	445.00	445.00	9,612							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.60	AC		1.00	1.00	1.00	4,000.00	4,000.00	86,400							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 21.60 Total Land Value: 9,612 Market: 86,400 Agricultural: 9,612 Common: 0 PRINTED 11/17/2026 BY SYS