

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

2026

15-2S-16-01612-005



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 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 75,600											
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																				351 NW BEAUCHAMP WAY, LAKE CITY											
EXTRA FEATURES																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2026 MLU 07/27/2022 SPF											
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	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 06/09/2026 BY SYS																															

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									