BEG AT SW COR OF NW1/4 OF SW
1/4, RUN N 614.33 FT, EAST
660.09 FT, S 614.34 FT, WEST

REEVES GREGORY S/REEVES APRIL S
357 NW BEAUCHAMP WAY
LAKE CITY, FL 32055

**2027**

**16-2S-16-01615-007**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 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 03

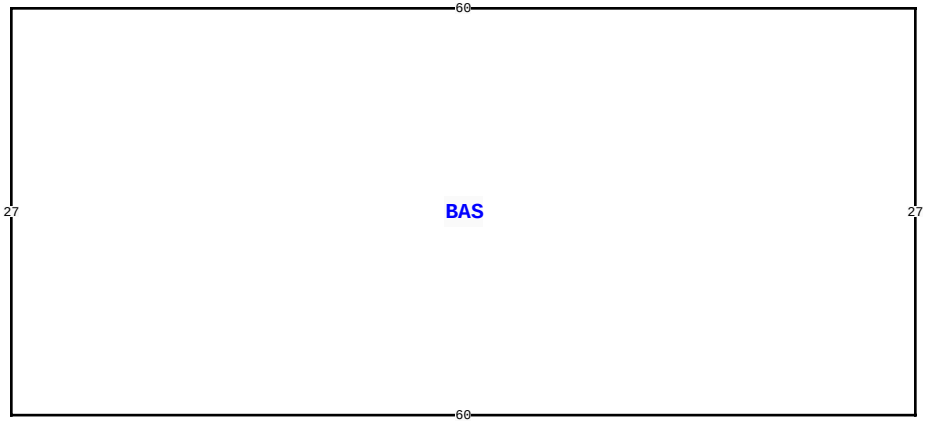
NEIGHBORHOOD/LOC 16216.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | | 1,620 | 94,384 |
| TOTALS | 1,620 | | | 1,620 | 94,384 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,620 | 113.9000 | 105.93 | 171,607 | 2006 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2006 Heated Area: 1620 HX Base Yr 2006




357 NW BEAUCHAMP WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0060 | CARPORT F | 0 | 100 | 27 | 29 | 783.00 | UT | 5.00 | 5.00 | 100 | 2008 | 2008 | 3 | 100 | 3,915 | |
| 2 | 0041 | BARN,MACH | 0 | 100 | 13 | 15 | 195.00 | UT | 8.00 | 8.00 | 50 | 2008 | 2008 | 3 | 50 | 780 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 44 | 440.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 1,320 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 8 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 500 | |
| 9 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 94,384 |
| TOTAL MARKET OB/XF VALUE | | 19,715 |
| TOTAL LAND VALUE - MARKET | | 74,400 |
| TOTAL MARKET VALUE | | 188,499 |
| SOH/AGL Deduction | | 80,496 |
| ASSESSED VALUE | | 108,003 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 56,592 |
| TOTAL JUST VALUE | | 188,499 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050516 | Electrical Servic | 0 | 08/08/2024 |
| 23471 | M H | 0 | 08/08/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1057/0645 | 8/22/2005 | WD | Q | V | 04 | 100 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: GREGORY S & APRIL S | | | | | | |
| 1041/0052 | 9/24/2004 | AG | Q | V | | 44,000 |
| GRANTOR: SUBRANDY | | | | | | |
| GRANTEE: REEVES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 19,715

| 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 | 100 | | | 0.00 | 0.00 | 9.30 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 74,400 | | | | | | | |

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.30 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 11/17/2026 BY SYS