

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

2026

16-2S-16-01615-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,620	100	
TOTALS	1,620		95,399

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100%	-	2006																			
Heated Area: 1620						HX Base Yr 2006																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/11/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/11/2025	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			95,399	
TOTAL MARKET OB/XF VALUE			19,715	
TOTAL LAND VALUE - MARKET			60,450	
TOTAL MARKET VALUE			175,564	
SOH/AGL Deduction			70,707	
ASSESSED VALUE			104,857	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			53,446	
TOTAL JUST VALUE			175,564	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			175,864	

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\$.	

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
1	0060	CARPORT F	0	100	27	29	783.00	UT	5.00	100	2008	2008
2	0041	BARN, MACH	0	100	13	15	195.00	UT	8.00	50	2008	2008
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0166	CONC, PAVMT	0	100	10	44	440.00	UT	3.00	100	2008	2008
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2008	2008
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2018	2018
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2025	2024
TOTAL OB/XF 19,715												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6,500.00	6,500.00	60,450								