

LOT 5 SUWANNEE HIGHLANDS S/D.  
496-194, 755-2179, 759-1955, WD

BEAMES GARY LOUIS  
176 NW CECILEY PL  
LAKE CITY, FL 32055-5335

**2026**

16-2S-16-01631-002  
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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	16216.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
TOTALS	1,056		1,056

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% - 2014								
				Heated Area: 1056			HX Base Yr 2014				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>											
TOTALS	1,056		1,056	62,186							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			62,186
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			87,786
SOH/AGL Deduction			51,937
ASSESSED VALUE			35,849
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			10,849
TOTAL JUST VALUE			87,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,786
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15320	M H	125	03/30/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0541	2/06/2013	WD	U	I	11	100
GRANTOR: LOUIS BEAMES						
GRANTEE: LOUIS BEAMES & GARY						
0783/0565	12/02/1993	WD	Q	I		27,500
GRANTOR: STEVEN COMPTON						
GRANTEE: LOUIS BEAMES						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0080	DECKING	0.00
2	0070	CARPOT UF	0.00
3	9947	Septic	3,000.00
4	9946	Well	4,000.00
TOTALS			7,000

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2008
2	0070	CARPOT UF	0	100	0	0	UT	0.00	0.00	100	2013
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	2022
4	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100	2023
TOTALS											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S24 E44 N24\$.	

LAND DESCRIPTION	
L N	USE CODE
1	0200

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							