LOT 15 SUWANNEE HIGHLANDS S/D.
499-232, WD 1019-801, WD 1109-71

HARRELL KEITH J
360 NW BEAUCHAMP WAY
LAKE CITY, FL 32055

2027

16-2S-16-01631-015

BUILDING CHARACTERISTICS

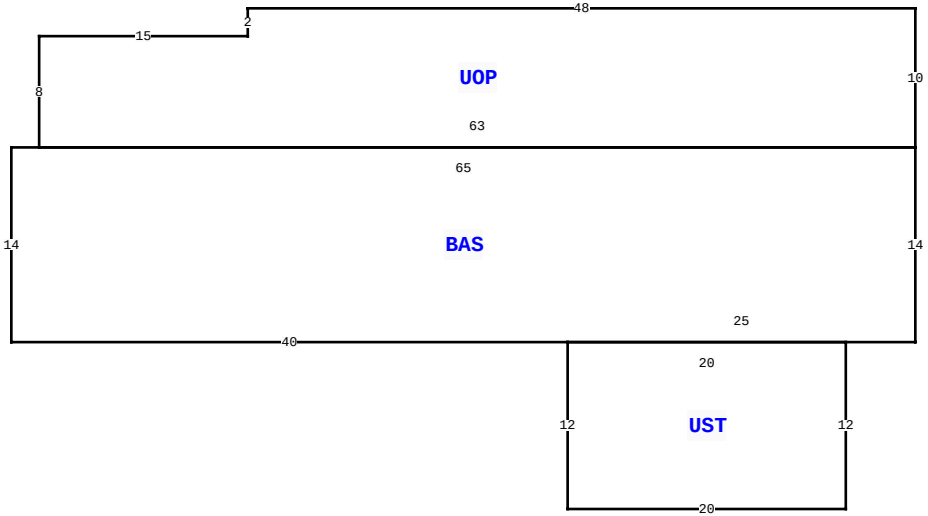
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	16,886
UOP	600	25		150	2,784
UST	240	45		108	2,004
TOTALS	1,750			1,168	21,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,168	77.3100	46.39	54,184	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2024 Heated Area: 910 HX Base Yr 2024



360 NW BEAUCHAMP WAY, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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	0040	BARN,POLE	0	100	23	40	920.00	UT	3.00	3.00	100	2008	2008	3	100	2,760	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,674
TOTAL MARKET OB/XF VALUE		10,860
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		58,034
SOH/AGL Deduction		4,163
ASSESSED VALUE		53,871
TOTAL EXEMPTION VALUE	HX HB	28,871
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		58,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/410	3/27/2023	WD	U	I	11	100
GRANTOR: REEVES APRIL						
GRANTEE: HARRELL KEITH J						
1019/0801	6/25/2004	WD	U	V		100
GRANTOR: LINDA G RAYMER PERRY						
GRANTEE: APRIL REEVES						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W48 S2 W15 S8 E63$ BAS= W65 S14 E40 UST= S12 E20 N12 W20$ E25 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,860

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.70	15,000.00	25,500.00	25,500							

REVIEW DATE 11/17/2022 BY KS Total Acres: 4.79 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 11/16/2026 BY SYS