

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

2026

16-2S-16-01631-015
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual Units	01	CONV 100 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
BAS	910	100	
UOP	600	25	
UST	240	45	
TOTALS	1,750		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2024								
				Heated Area: 910			HX Base Yr	2024			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			22,757
TOTAL MARKET OB/XF VALUE			10,860
TOTAL LAND VALUE - MARKET			21,250
TOTAL MARKET VALUE			54,867
SOH/AGL Deduction			2,565
ASSESSED VALUE			52,302
TOTAL EXEMPTION VALUE	HX HB	27,302	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			54,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,784

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						

EXTRA FEATURES		360 NW BEAUCHAMP WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 100
2	0296	SHED METAL	0 100
3	9945	Well/Sept	0 100
4	0294	SHED WOOD/	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2023		MLU

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
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	

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														
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	1.70	12,500.00	21,250.00	21,250							