BEG INTERS OF W R/W US-441 & S L
OF NW1/4, RUN W 256 FT, N 230 FT

BEEMAN WENDY N/RHODEN JOHNIE DALE
2858 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

17-3S-17-05019-000

BUILDING CHARACTERISTICS

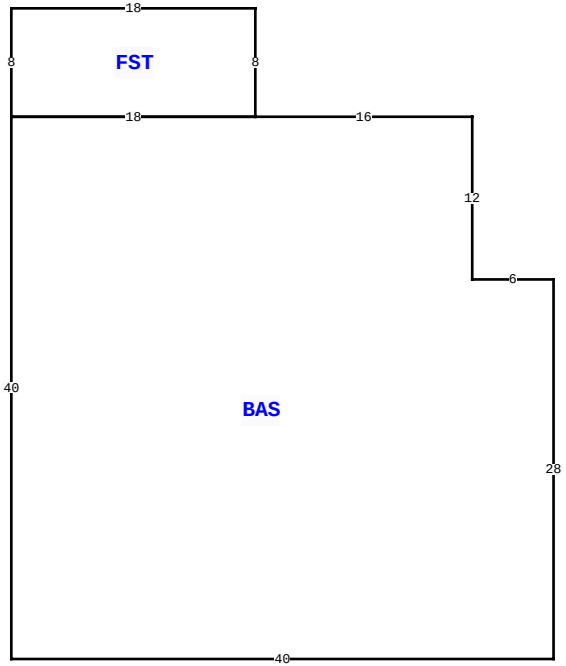
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100		1,528	7,292
FST	144	50		72	344
TOTALS	1,672			1,600	7,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3300	04	1,600	34.5744	23.86	38,176	1962	1962	0	0	30	50.00	20.00

1 NCLUB/BARS 0% - 2024 Heated Area: 1528 HX Base Yr 2024



2858 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	0190	FPLC PF	0	25	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	25	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	25	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0258	PATIO	0	25	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		72,410
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		26,780
TOTAL MARKET VALUE		107,690
SOH/AGL Deduction		447
ASSESSED VALUE		107,243
TOTAL EXEMPTION VALUE	HA HAB DH DHB	22,747
BASE TAXABLE VALUE		84,496
TOTAL JUST VALUE		107,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2117	2/15/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RHODE						
GRANTEE: BEEMAN WENDY N						
1105/1255	12/20/2006	QC	Q	I	01	100
GRANTOR: WENDEL & BEVERLY RHOD						
GRANTEE: WENDEL & BEVERLY RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FST= N8 W18 S8 E18$W18 S40 E40 N28 W6 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	25		00	0.00	0.00	0.50	AC		1.00	1.00	1.30	15,000.00	19,500.00	9,750							
2	3300	C	NIGHT CLUB	0			0.00	0.00	0.35	AC		1.00	1.00	1.30	16,000.00	20,800.00	7,280							
3	0100	C	SFR	25		00	0.00	0.00	0.50	AC		1.00	1.00	1.30	15,000.00	19,500.00	9,750							

REVIEW DATE 08/14/2015 BY DF Total Acres: 1.35 Total Land Value: 26,780 Market: 0 Agricultural: 0 Common: 26,780 PRINTED 11/17/2026 BY SYS

BEG INTERS OF W R/W US-441 & S L
OF NW1/4, RUN W 256 FT, N 230 FT

BEEMAN WENDY N/RHODEN JOHNIE DALE
2858 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

17-3S-17-05019-000

BUILDING CHARACTERISTICS

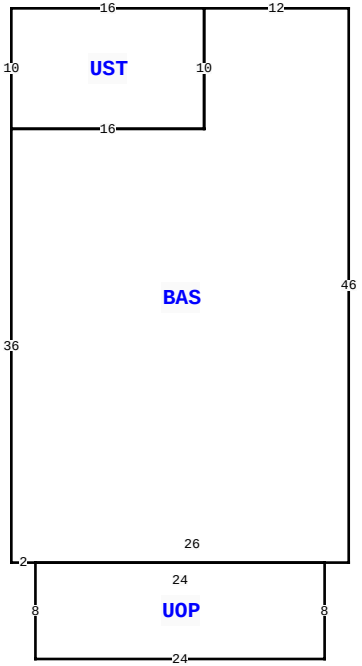
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100		1,128	33,359
UOP	192	20		38	1,124
UST	160	45		72	2,129
TOTALS	1,480			1,238	36,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,238	48.8835	53.77	66,567	1925	1925	0	0	10	35.00	55.00

2 SINGLE FAM 25% - 2024 Heated Area: 1128 HX Base Yr 2024



2858 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL LAND VALUE - MARKET	26,780
TOTAL MARKET VALUE	107,690
SOH/AGL Deduction	447
ASSESSED VALUE	107,243
TOTAL EXEMPTION VALUE	HA HAB DH DHB 22,747
BASE TAXABLE VALUE	84,496
TOTAL JUST VALUE	107,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2117	2/15/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RHODE						
GRANTEE: BEEMAN WENDY N						
1105/1255	12/20/2006	QC	Q	I	01	100
GRANTOR: WENDEL & BEVERLY RHOD						
GRANTEE: WENDEL & BEVERLY RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UST= W16 S10 E16 N10$ S10 W16 S36 E2 UOP= S8 E24 N8 W24$ E26 N46 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/14/2015 BY DF Total Acres: 1.35 Total Land Value: 26,780 Market: 0 Agricultural: 0 Common: 26,780 PRINTED 11/17/2026 BY SYS

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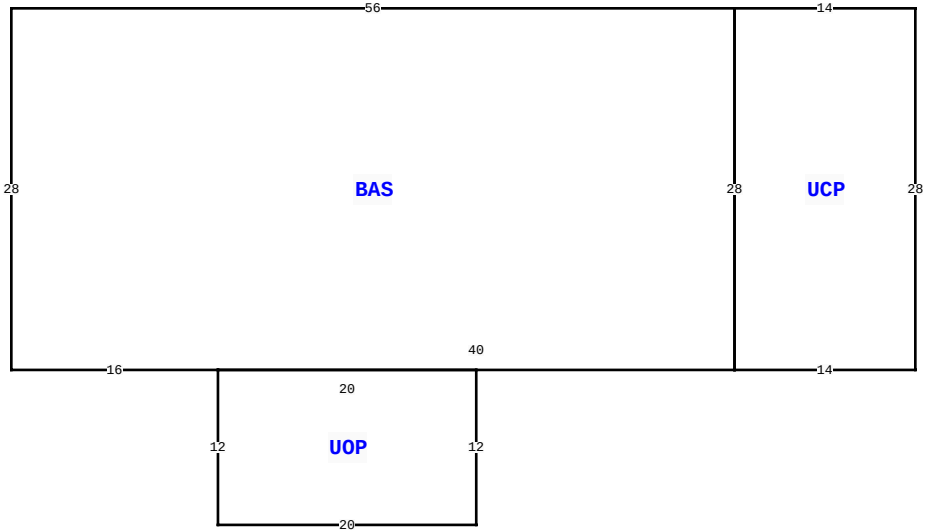
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	25,884
UCP	392	20		78	1,288
UOP	240	25		60	990
TOTALS	2,200			1,706	28,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,706	68.7825	41.27	70,407	1986	1986	0	0	0	60.00	40.00

3 MOBILE HME 25% - 2024 Heated Area: 1568 HX Base Yr 2024



2858 N US HIGHWAY 441 , LAKE CITY

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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

COLUMBIA COUNTY PROPERTY

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1105/1255	12/20/2006	QC	Q	I	01	100
GRANTOR: WENDEL & BEVERLY RHOD						
GRANTEE: WENDEL & BEVERLY RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E16 UOP= S12 E20 N12 W20$ E40 UCP= E14 N28 W14 S28$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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