LOT 4 PINE RIDGE S/D.

618-471, 783-1581, 808-1711, 835

BEURY CONSTANCE
606 LAKE POWELL DR
P C BEACH, FL 32413

2026

21-3S-16-02240-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

233 NW STARLING TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	39,200
SOH/AGL Deduction	2,394
ASSESSED VALUE	36,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,806
TOTAL JUST VALUE	39,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,200

SALE:3:1: WD REPLACING AGREEMENT

SALE:2:1: TEN IN COMMON WITH RIGHT OF SURVIVORSHIP

BLDG:1:1: OAKS MH

SALE:1:1: GIVING UP THIER INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30764	M H	560	02/05/2013
14891	M H	125	12/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0835/1325	2/28/1997	QC	Q	I	01	16,000
GRANTOR: JOHN H & MARJORIE BEU						
GRANTEE: CONSTANCE BEURY						
0808/1711	7/20/1995	WD	Q	I		38,500
GRANTOR: RALPH S & DORTHEA FR						
GRANTEE: CONSTANCE SUE BEURY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0000	C	VAC RES	0		RSF/MH	131.00	243.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 0.73 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 03/26/2026 BY SYS