LOT 30 CANNON CREEK ACRES S/D.
462-361, 701-238, LE 1471-1288

SAUNDERS RANDALL S/SAUNDERS DEBORAH J
482 SW BETH DR
LAKE CITY, FL 32024

2026

24-4S-16-03104-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

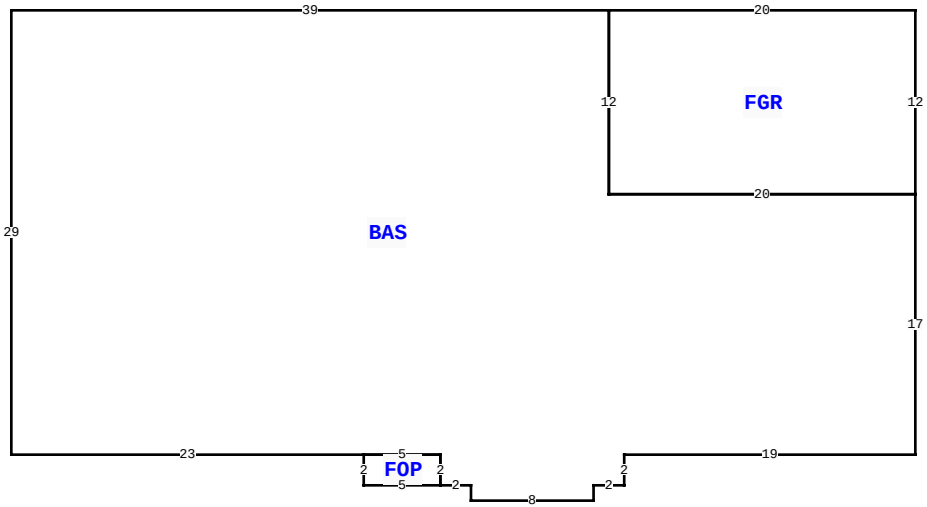
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100		1,503	128,557
FGR	240	55		132	11,291
FOP	10	30		3	257
TOTALS	1,753			1,638	140,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	115.4340	131.59	215,544	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1503 HX Base Yr



482 SW BETH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,104
TOTAL MARKET OB/XF VALUE		4,704
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		179,808
SOH/AGL Deduction		74,727
ASSESSED VALUE		105,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,670
TOTAL JUST VALUE		179,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1288	7/14/2022	LE	U	I	14	100
GRANTOR: SAUNDERS RANDALL S (E						
GRANTEE: SAUNDERS TRAVIS D (						
0701/0238	11/03/1989	WD	Q	V		5,000
GRANTOR: BULLARD-REED						
GRANTEE: SAUNDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S29 E23 FOP= S2 E5 N2 W5$ E5 S2 E2 S1 E8 N1 E2 N2E19 N17 FGR= N12 W20 S12 E20$ W20 N12$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	20	360.00	UT	1.40	1.40	100	0	0	3	100	504	
3	0294	SHED WOOD/	0	100	24	18	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,704

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	0100	C	SFR	100		RSF-	1200.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 0.99 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS