LOT 27 BLOCK C WISE ESTATE S/D
WD 1012-2720, WD 1115-2443
LE 1231-494, PB 1258-1719,

EDWARDS JANET BEAUCHAMP REVOCABLE LIVING TRUST
199 SW MELBA GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-157

BUILDING CHARACTERISTICS

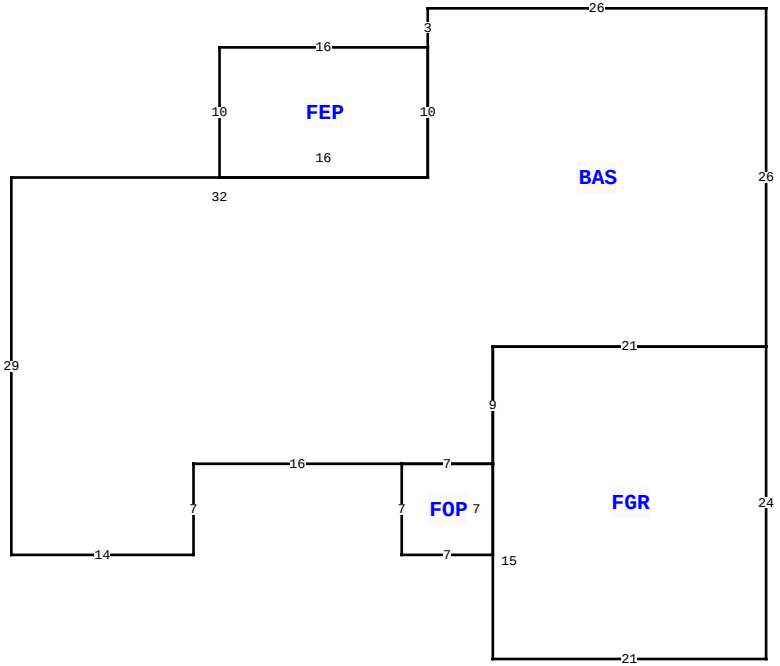
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100		1,523	165,245
FEP	160	80		128	13,888
FGR	504	55		277	30,054
FOP	49	30		15	1,627
TOTALS	2,236			1,943	210,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	121.7700	133.95	260,265	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2014 Heated Area: 1523 HX Base Yr 2014



199 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,815
TOTAL MARKET OB/XF VALUE	8,484
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	254,299
SOH/AGL Deduction	91,835
ASSESSED VALUE	162,464
TOTAL EXEMPTION VALUE	HX HB 98 162,464
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	254,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050315	Roof Replacement	18,300	07/10/2024
23737	SFR	507	10/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0046	11/23/2015	WD	U	I	11	100
GRANTOR: JANET BEAUCHAMP EDWAR						
GRANTEE: JANET BEAUCHAMP EDW						
1261/1268	9/13/2013	WD	Q	I	01	145,900
GRANTOR: WILLIAM E CRUMP JR						
GRANTEE: JANET BEAUCHAMP EDW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S3 FEP= W16 S10 E16 N10$ S10 W32 S29 E14 N7 E16 FOP= S7 E7 N7 W7$ E7 FGR= S15 E21 N24 W21 S9$ N9 E21 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1,878.00	UT	3.00	3.00	100	2006	2006	3	100	5,634	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 8,484

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY KS Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS