

LOT 12 GREAT SOUTH TIMBER UNR: C
S1/2 OF NW1/4, RUN E 1667.23 FT,
FOR POB, RUN E 947.49 FT, S 460.

DURST WILLIAM C/DURST TROY ANITA
261 NW BEYOND CT
LAKE CITY, FL 32024

2026

24-5S-16-03707-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
USP	196	35	
TOTALS	1,756		1,629 97,963

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	1,629	113.9000	109.34	178,115	2000	2005	0	0	45.00	55.00			
1 MANUF 1 0% - 2026 Heated Area: 1560 HX Base Yr														
261 SW BEYOND CT, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/06/2026 MLU				
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	321,144			
TOTAL MARKET OB/XF VALUE	23,060			
TOTAL LAND VALUE - MARKET	110,220			
TOTAL MARKET VALUE	454,424			
SOH/AGL Deduction	0			
ASSESSED VALUE	454,424			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	454,424			
TOTAL JUST VALUE	454,424			
NCON VALUE	6,900			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	430,817			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045306	Mobile Home		11/02/2022
16802	M H	125	03/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1050	5/20/2022	WD	Q	I	03	250,000
GRANTOR: AWAKE INC						
GRANTEE: DURST WILLIAM C						
1422/2405	10/23/2020	WD	Q	I	01	127,000
GRANTOR: CARMINE & JOHANNA G F						
GRANTEE: AWAKE INC						

EXTRA FEATURES																
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	0296	SHED METAL	0	0	12	28	336.00	UT	10.00	100	2009	2009	3	100	3,360	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	100	2023	2022		100	2,800	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100	2023	2022		100	3,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	100	2026	2025		100	600	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	100	2026	2025		100	600	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	100	2026	2025		100	1,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	2,200.00	100	2026	2025		100	2,200	
9	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	100	2026	2025		100	2,500	
TOTALS														23,060		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S26 E29 USP= S14 E14 N14 W14\$ E31 N26\$.													

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	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

