COMM NW COR OF S1/2 OF NW1/4, RU
FOR POB, CONT E 950.10 FT, S 459
949.24 FT, N 459.61 FT TO POB. (

KOON MICHAEL J
456 SW BEYOND CT
LAKE CITY, FL 32024

2027

24-5S-16-03707-016

BUILDING CHARACTERISTICS

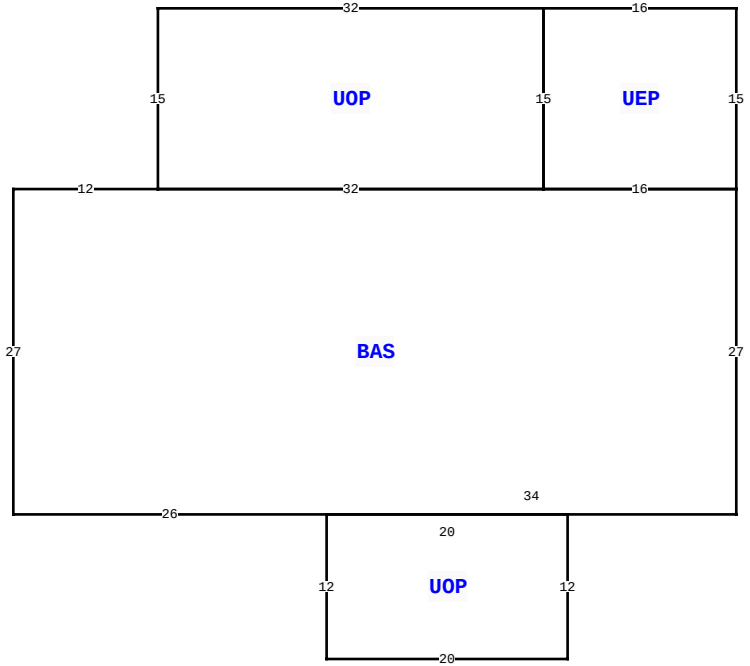
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	96,041
UEP	240	70		168	9,960
UOP	240	25		60	3,557
UOP	480	25		120	7,114
TOTALS	2,580			1,968	116,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,968	115.9000	107.79	212,131	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1620 HX Base Yr 2003



456 SW BEYOND CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,672
TOTAL MARKET OB/XF VALUE	9,050
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	235,942
SOH/AGL Deduction	74,925
ASSESSED VALUE	161,017
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,606
TOTAL JUST VALUE	235,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19273	M H	125	02/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1490	6/04/2021	WD	U	I	11	100
GRANTOR: KOON SADIE I						
GRANTEE: KOON MICHAEL J						
0949/0200	3/15/2002	WD	Q	V		35,000
GRANTOR: KIRK A & AMY THOMAS						
GRANTEE: MICHAEL J & SADIE I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S27 E26 UOP= S12 E20 N12 W20$ E34 N27 UEP= N15 W16 S15 E16$ W16 UOP= N15 W32 S15 E32$ W32$.

LAND DESCRIPTION

TOTAL OB/XF 9,050

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

REVIEW DATE 03/06/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/16/2026 BY SYS