COMM NW COR OF S1/2 OF NW1/4,
RUN E ALONG N LINE LOT 1
PARADISE SOUTH 717.13 FT TO NE

MONNIN GENE MATTHEW JR
424 SW BEYOND CT
LAKE CITY, FL 32025

2027

24-5S-16-03707-017

BUILDING CHARACTERISTICS

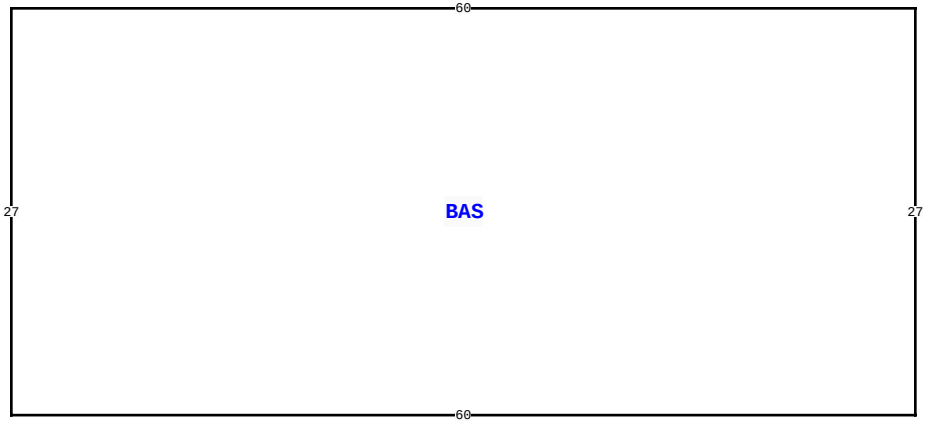
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	78,158
TOTALS	1,620			1,620	78,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	94.3200	87.72	142,106	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2021 Heated Area: 1620 HX Base Yr 2021



422 SW BEYOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,158
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		197,278
SOH/AGL Deduction		93,327
ASSESSED VALUE		103,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,540
TOTAL JUST VALUE		197,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056076	Roof Replacement	17,950	07/13/2026
17043	M H	125	06/02/2000
13084	M H	125	09/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1398/1072	10/25/2019	WD	Q	I	01	82,000
GRANTOR: JOHN RUSSELL DIBBLE						
GRANTEE: GENE MATTHEW MONNIN						
1319/2198	7/29/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (THOMA						
GRANTEE: JOHN RUSSELL DIBBLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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 03/06/2024 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/16/2026 BY SYS