

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

2026

24-5S-16-03707-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,620	100	
TOTALS	1,620		78,996

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	88.66	143,629	2000	2000	0	0	45.00	55.00		
2 MANUF 1		100% - 2021		Heated Area: 1620				HX Base Yr 2021					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em;">BAS</span> </div>													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			78,996	
TOTAL MARKET OB/XF VALUE			8,900	
TOTAL LAND VALUE - MARKET			110,220	
TOTAL MARKET VALUE			198,116	
SOH/AGL Deduction			97,193	
ASSESSED VALUE			100,923	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			49,512	
TOTAL JUST VALUE			198,116	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			183,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

EXTRA FEATURES														422 SW BEYOND CT, LAKE CITY			
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	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	
TOTAL OB/XF 8,900																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27S.	

LAND DESCRIPTION										TOTAL OB/XF										8,900				
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	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							