COMM NW COR OF S1/2 OF NW1/4, RU FT, E 950.10 FT, S 919.63 FT FOR 948.37 FT, S 460.45 FT, E 947.50

300 SW BEYOND COURT LAND TRUST DATED DECEMBER 12,
300 SW BEYOND CT
LAKE CITY, FL 32024

2027

24-5S-16-03707-018

BUILDING CHARACTERISTICS

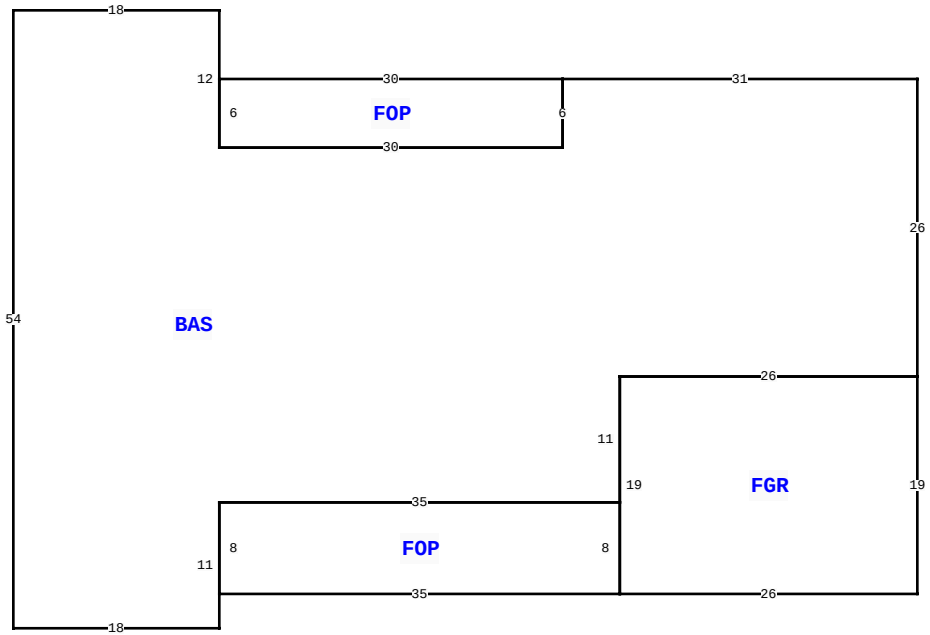
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	2,763	100		2,763	333,959
FGR	494	55		272	32,877
FOP	180	30		54	6,527
FOP	280	30		84	10,153
TOTALS	3,717			3,173	383,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,173	115.6628	127.23	403,701	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2025 Heated Area: 2763 HX Base Yr



300 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	0020	BARN,FR	0	0	60	40	2,400.00	UT	12.00	12.00	100	2023	2022		100	28,800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	383,516
TOTAL MARKET OB/XF VALUE	31,300
TOTAL LAND VALUE - MARKET	93,687
TOTAL MARKET VALUE	508,503
SOH/AGL Deduction	0
ASSESSED VALUE	508,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,503
TOTAL JUST VALUE	508,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37214	TR/TRAILER	0	09/14/2018
37168	SFR	1,261	08/31/2018
36972	PUMP/UTPOL	50	07/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/115	12/20/2024	WD	U	I	37	500,000
GRANTOR: BITTNER ERIC LYNN						
GRANTEE: 300 SW BEYOND COURT						
1468/326	5/31/2022	WD	Q	I	01	549,000
GRANTOR: CLEMONS WAYNE						
GRANTEE: BITTNER ERIC LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-122,54] E18 N11 E35 N11 E26 N26 W31 S6 W30 N12 W18 S54 $
FGR=[ORIG=-69,32] S19 E26 N19 W26 $
FOP=[ORIG=-104,43] S8 E35 N8 W35 $
FOP=[FOP=[YR=2021;ORIG=-104,6] E30 S6 W30 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,300

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	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	0.85	11,000.00	9,350.00	93,687							

REVIEW DATE 03/06/2026 BY KS Total Acres: 10.02 Total Land Value: 93,687 Market: 0 Agricultural: 0 Common: 93,687 PRINTED 11/16/2026 BY SYS