

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

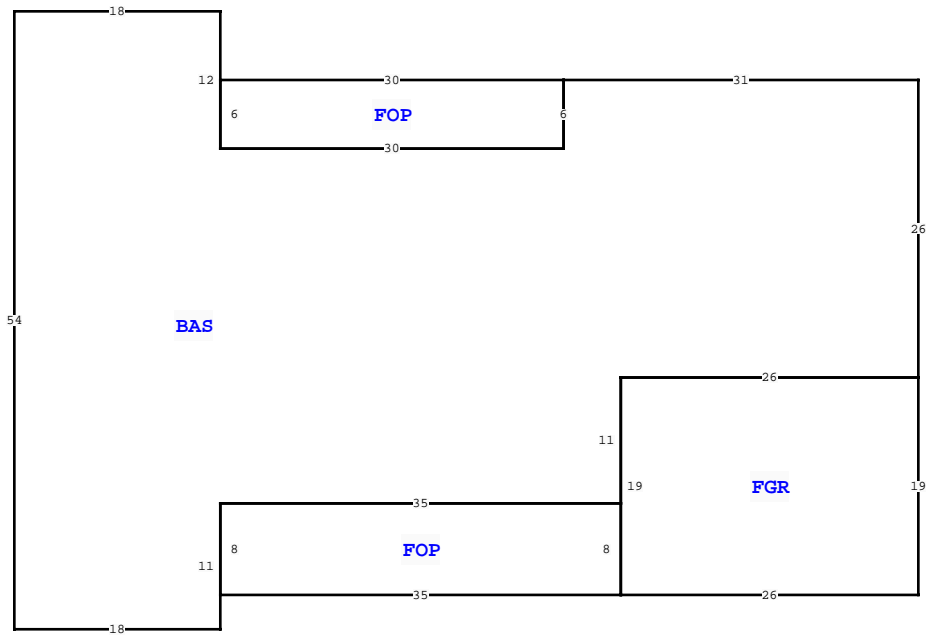
300 SW BEYOND COURT LAND TRUST DATED DECEMBER 12, 300 SW BEYOND CT LAKE CITY, FL 32024

2026

24-5S-16-03707-018

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,763	100	
FGR	494	55	
FOP	180	30	
FOP	280	30	
TOTALS	3,717		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	2025								
			Heated Area: 2763								
			HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		390,478	
TOTAL MARKET OB/XF VALUE		31,300	
TOTAL LAND VALUE - MARKET		93,687	
TOTAL MARKET VALUE		515,465	
SOH/AGL Deduction		0	
ASSESSED VALUE		515,465	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		515,465	
TOTAL JUST VALUE		515,465	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,801	

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0020	BARN,FR	0	0	60	40	UT	12.00	12.00	100	2023
2	0166	CONC,PAVMT	0	0	0	0	UT	2,500.00	2,500.00	100	2023

TOTAL OB/XF											
31,300											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C SFR	0		A-1	0.00	0.00	10.02	AC		1.00

BUILDING NOTES											
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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	10.02	AC	