

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

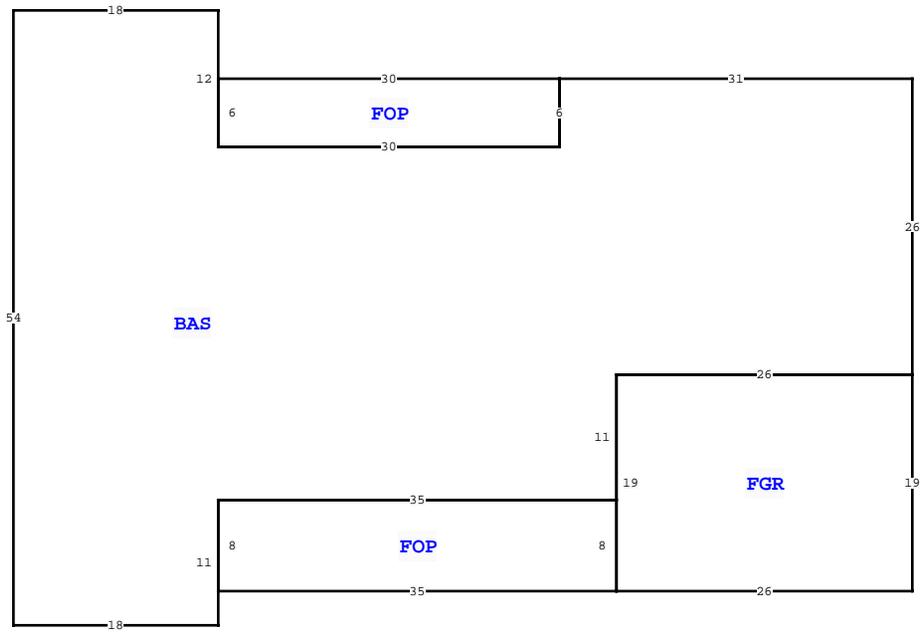
300 SW BEYOND COURT LAND TRUST DATED DECEMBER 12, 300 SW BEYOND CT LAKE CITY, FL 32024

2026

24-5S-16-03707-018

BUILDING CHARACTERISTICS					
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 Floor	03 CONC FINSH 80				
Interior Floor	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	346,113
FGR	494	55		272	34,073
FOP	180	30		54	6,764
FOP	280	30		84	10,522
TOTALS	3,717			3,173	397,472

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		418,392	2020	2020	0	0	5.00	95.00
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		397,472	
TOTAL MARKET OB/XF VALUE		31,300	
TOTAL LAND VALUE - MARKET		93,687	
TOTAL MARKET VALUE		522,459	
SOH/AGL Deduction		0	
ASSESSED VALUE		522,459	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		522,459	
TOTAL JUST VALUE		522,459	
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0020	BARN,FR	0	0	60	40		2,400.00	UT	12.00	2023	2022	100	28,800	
2	0166	CONC,PAVMT	0	0	0	0		1.00	UT	2,500.00	2023	2022	100	2,500	

TOTAL OB/XF												31,300	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/06/2026	MLU

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 \$	

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				
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	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							