

LOT 18 PARADISE SOUTH S/D.
783-303, WD 1040-1956, WD 1325-2

BEACH GREGORY JASON
469 SW GAINER DR
LAKE CITY, FL 32024

2026

24-5S-16-03707-118

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	2023
TOTALS	1,080		1,080
TOTALS			111,958

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2023							
				Heated Area: 1080				HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>												
<div style="display: flex; justify-content: space-between;"> 27 40 27 </div>												
<div style="display: flex; justify-content: space-between;"> 40 40 </div>												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		111,958	
TOTAL MARKET OB/XF VALUE		17,400	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		194,358	
SOH/AGL Deduction		22,869	
ASSESSED VALUE		171,489	
TOTAL EXEMPTION VALUE		HX HB 13 171,489	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		194,358	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045395	Mobile Home		09/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1531	5/27/2022	WD	Q	V	01	60,000
GRANTOR: SILMAN-TOWLER DORTHA						
GRANTEE: BEACH GREGORY JASON						
1412/0473	5/01/2020	QC	U	V	11	100
GRANTOR: KENNETH W TOWLER						
GRANTEE: DORTHA L SILMAN-TOW						

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
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2023
4	0030	BARN, MT	0	100	0	0		1.00	UT 8,600.00	8,600.00	100	2023
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 800.00	800.00	100	2026

TOTAL OB/XF												
17,400												
469 SW GAINER DR, LAKE CITY												
BLD DATE		LGL DATE		05/07/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=21,18] E40 S27 W40 N27 \$												

LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT																						
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00																						
<table border="1"> <thead> <tr> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1.00</td> <td>65,000.00</td> <td>65,000.00</td> <td>65,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1.00	65,000.00	65,000.00	65,000							
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1.00	65,000.00	65,000.00	65,000																															