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

2027

24-5S-16-03707-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	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

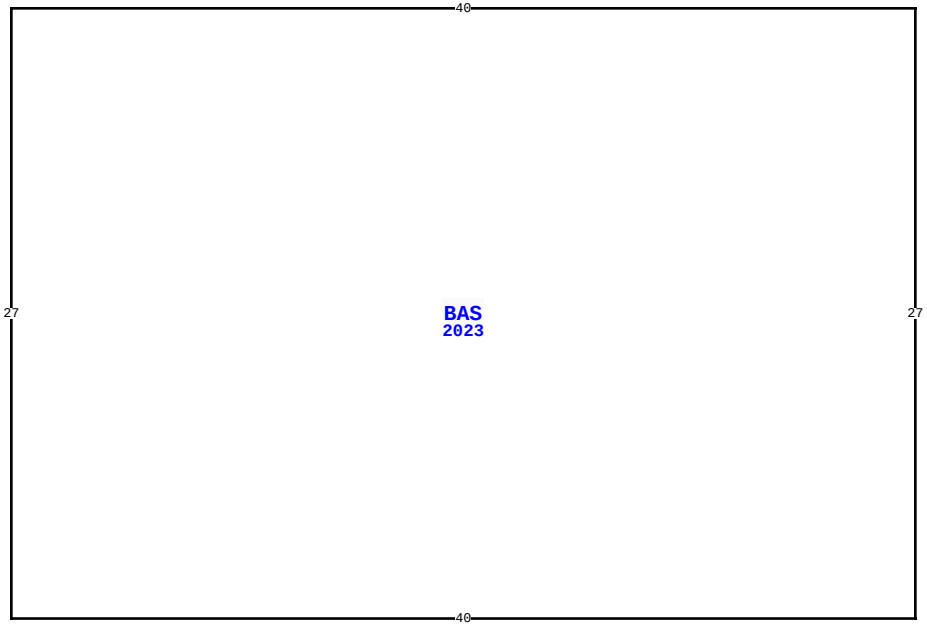
NEIGHBORHOOD/LOC 24516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2023	1,080	110,808
TOTALS	1,080			1,080	110,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,080	112.5000	108.00	116,640	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 1080 HX Base Yr 2023



469 SW GAINER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	8,600.00	8,600.00	100	2023	2022		100	8,600	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,808
TOTAL MARKET OB/XF VALUE	17,400
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	193,208
SOH/AGL Deduction	16,574
ASSESSED VALUE	176,634
TOTAL EXEMPTION VALUE	HX HB 13 176,634
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	193,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,358

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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LAND DESCRIPTION

TOTAL OB/XF 17,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/28/2026 BY robin Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS