SE1/4 OF NW1/4 EX BEG AT NW COR OF NW1/4, RUN S 420 FT, E 315 FT W 315 FT TO POB & ALSO COMM AT N

LYONS SHARON IRENE/LYONS JIMMY CARLTON
479 NW BETHEARL CT
LAKE CITY, FL 32055

2027

29-2S-17-04788-000

BUILDING CHARACTERISTICS

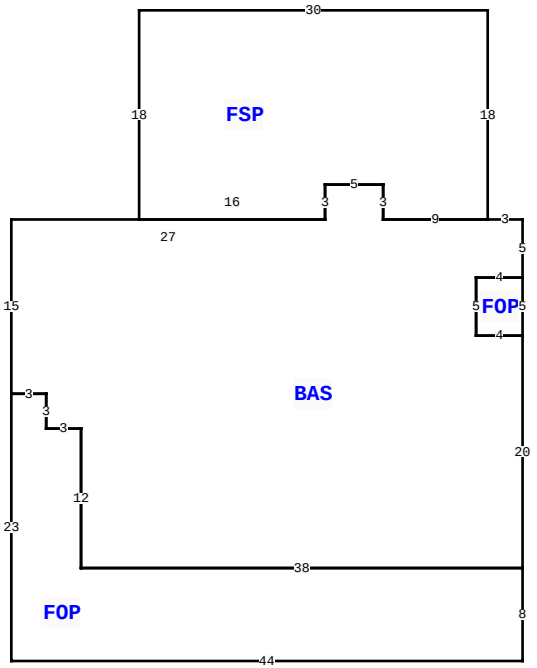
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100		1,234	102,372
FOP	20	30		6	498
FOP	433	30		130	10,785
FSP	525	40		210	17,421
TOTALS	2,212			1,580	131,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	116.0280	127.63	201,655	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1234 HX Base Yr



479 NW BETHEARL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	80	1993	1993	3	80	1,440	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	80	2010	2010	3	80	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,076
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		179,720
TOTAL MARKET VALUE		151,898
SOH/AGL Deduction		54,498
ASSESSED VALUE		97,400
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,989
TOTAL JUST VALUE		315,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0813	3/28/2019	WD	U	V	11	100
GRANTOR: JAMES MICHAEL DURRANC						
GRANTEE: JIMMY & SHARON LYON						
1381/1761	3/28/2019	WD	Q	V	03	2,500
GRANTOR: JAMES MICHAEL DURRANC						
GRANTEE: JIMMY & SHARON LYON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N18 W30 S18 E16 N3 E5 S3 E9$ W9 N3 W5 S3 W27 S15 FOP= S23 E44 N8 W38 N12 W3 N3 W3$ E3 S3 E3 S12 E38 N20 FOP= N5 W4 S5 E4$ W4 N5 E4 N5$.

LAND DESCRIPTION

TOTAL OB/XF 4,740

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.40	AC		1.00	1.00	1.00	280.00	280.00	8,232							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	227.00	227.00	2,724							
4	5500	A	TIMBER 2	0		00	0.00	0.00	2.53	AC		1.00	1.00	1.00	445.00	445.00	1,126							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.93	AC		1.00	1.00	1.00	4,000.00	4,000.00	175,720							

REVIEW DATE 03/16/2023 BY SPF Total Acres: 44.93 Total Land Value: 16,082 Market: 175,720 Agricultural: 12,082 Common: 4,000 PRINTED 11/17/2026 BY SYS