

LOT 1 BLOCK 5 UNIT 2 GWEN LAKE E  
LE 787-1851, QC 1084-334, DC 108

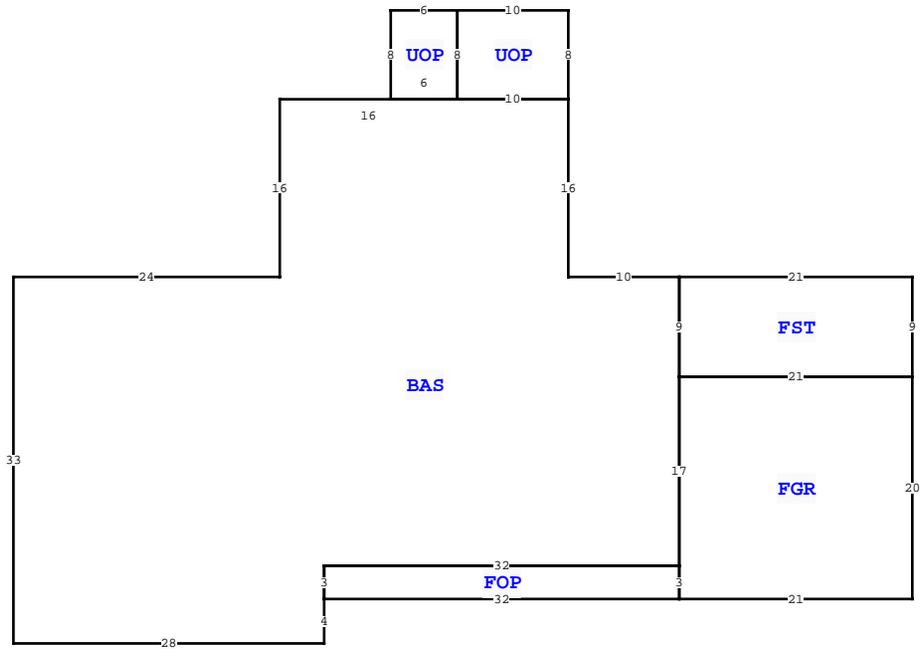
BEATTY JENNIFER NICOLE/BEATTY JASON KENNETH  
410 NW PALM DR  
LAKE CITY, FL 32055

**2026**

31-3S-17-06007-000  
VALUATION SUMMARY

| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 19 | COMMON BRK 90  |
| Exterior Wall  | 05 | AVERAGE 10     |
| Roof Structure | 08 | IRREGULAR 100  |
| Roof Cover     | 03 | COMP SHNGL 100 |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 14 | CARPET 80      |
| Interior Floor | 08 | SHT VINYL 20   |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       |    | 3 100          |
| 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         |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 2,562     | 111.4260    | 124.80         | 319,738        | 1970 | 1970 | 0    | 0    | 35.00 | 65.00  |
| 1 SINGLE FAM 100% - 2022 Heated Area: 2172 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |       |        |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 2,172            | 100         |      | 2,172        | 176,193              |
| FGR           | 420              | 55          |      | 231          | 18,739               |
| FOP           | 96               | 30          |      | 29           | 2,352                |
| FST           | 189              | 55          |      | 104          | 8,436                |
| UOP           | 48               | 20          |      | 10           | 811                  |
| UOP           | 80               | 20          |      | 16           | 1,298                |
| <b>TOTALS</b> | <b>3,005</b>     |             |      | <b>2,562</b> | <b>207,830</b>       |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1  | 1 |
|---------------------------|--|--------------|---|
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 1              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 207,830      |   |
| TOTAL MARKET OB/XF VALUE  |  | 1,550        |   |
| TOTAL LAND VALUE - MARKET |  | 23,604       |   |
| TOTAL MARKET VALUE        |  | 232,984      |   |
| SOH/AGL Deduction         |  | 32,119       |   |
| ASSESSED VALUE            |  | 200,865      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 51,411 |   |
| BASE TAXABLE VALUE        |  | 149,454      |   |
| TOTAL JUST VALUE          |  | 232,984      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 232,984      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 4033       | ADDN SFR    | 145 | 12/01/2006 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1434/1710                      | 4/09/2021  | WD Q      | Q   | I   | 01     | 205,000    |
| GRANTOR: BELL ROBERT SPENCER & |            |           |     |     |        |            |
| GRANTEE: BEATTY JENNIFER NIC   |            |           |     |     |        |            |
| 1267/2020                      | 12/30/2013 | WD Q      | Q   | I   | 01     | 105,000    |
| GRANTOR: JANICE WILSON FEAGLE  |            |           |     |     |        |            |
| GRANTEE: ROBERT S BELL & SAR   |            |           |     |     |        |            |

| 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              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 250             |       |
| 2              | 0190       | FPLC PF     | 0       | 100 | 0 | 0     | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |       |
| 3              | 0120       | CLFENCE 4   | 0       | 100 | 0 | 0     | UT | 0.00     | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 100             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 100 |     | *RSF     | 1     | 0.00  | 0.00        | 26,154.10   | SF  | 1.00     | 1.00   | 0.95    | 0.95       | 0.90           | 23,604     |                             |      |         |      |     |    |        |

| BUILDING NOTES |  |
|----------------|--|
| BLD DATE       |  |
| XF DATE        |  |
| LGL DATE       |  |
| LAND DATE      |  |
| AG DATE        |  |
| 04/27/2022 MLU |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W10 N16 UOP= N8 W10 S8 E10\$ W10 UOP= N8 W6 S8 E6\$ W16 S16 W24 S33 E28 N4 FOP= E32 N3 W32 S3\$ N3 E32 FGR= S3 E21 N20 W21 S17\$ N17 FST= E21 N9 W21 S9\$ N9\$ . |  |