AKA LOT 21-A PINE ACRES UNREC: C OF W1/2 OF SEC, RUN E 248.36 FT, FT, W 678.94 FT FOR POB, RUN S 6

PARK KELSEY
232 SW BEAUREGARD GLN
LAKE CITY, FL 32024

2027

31-5S-16-03744-321

BUILDING CHARACTERISTICS

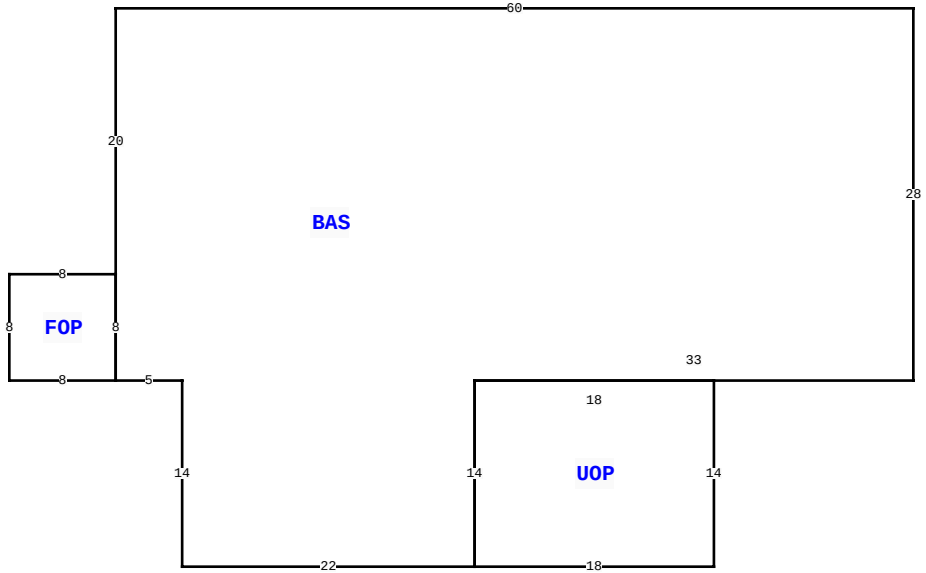
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	119,891
FOP	64	35		22	1,327
UOP	252	25		63	3,799
TOTALS	2,304			2,073	125,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,073	117.9000	109.65	227,304	1999	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1988 HX Base Yr 2023



232 SW BEAUREGARD GLN, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	11	16	176.00	UT	7.50	7.50	70	1998	1998	3	70	924	
2	0251	LEAN TO W/	0	100	8	16	128.00	UT	2.00	2.00	100	1998	1998	3	100	256	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	700	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
9	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2023	2022		100	15,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,590
TOTAL MARKET OB/XF VALUE		32,880
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		342,690
SOH/AGL Deduction		27,095
ASSESSED VALUE		315,595
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,184
TOTAL JUST VALUE		342,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045866	Mobile Home		11/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1274	4/12/2019	WD	Q	I	01	145,000
GRANTOR: JASON C & JESSICA H L						
GRANTEE: KELSEY PARK						
1312/0823	10/17/2014	WD	U	I	12	100
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: JASON C & JESSICA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S20 FOP= W8 S8 E8 N8$ S8 E5 S14 E22 UOP= E18 N14 W18 S14$ N14 E33 N28$.

LAND DESCRIPTION

TOTAL OB/XF 32,880

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							

REVIEW DATE 03/24/2026 BY JB Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS

AKA LOT 21-A PINE ACRES UNREC: C OF W1/2 OF SEC, RUN E 248.36 FT, FT, W 678.94 FT FOR POB, RUN S 6

PARK KELSEY
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BUILDING CHARACTERISTICS

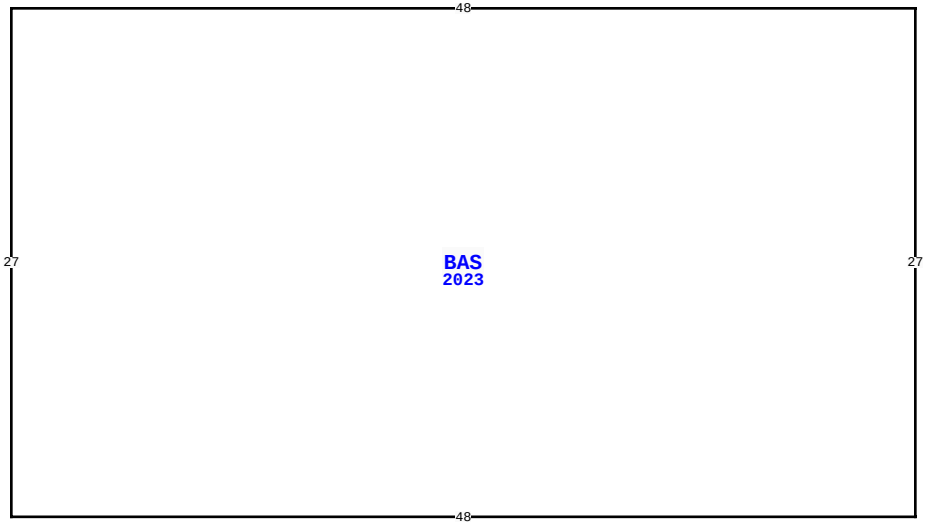
ELEMENT	CD	CONSTRUCTION
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Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2023	1,296	74,573
TOTALS	1,296			1,296	74,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	112.5000	104.62	135,588	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr 2023



232 SW BEAUREGARD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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GRANTEE: KELSEY PARK						
1312/0823	10/17/2014	WD	U	I	12	100
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: JASON C & JESSICA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=26,28] E48 S27 W48 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY JB Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS