COMM NE COR OF SE1/4 OF SE1/4, R
S 225.79 FT FOR POB, CONT S 225.
FT, N 225.78 FT, E 210 FT TO POB

GENUS BEVERLY A
211 SW SPLENDER CT
LAKE CITY, FL 32024

2027

33-2S-16-01831-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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 03

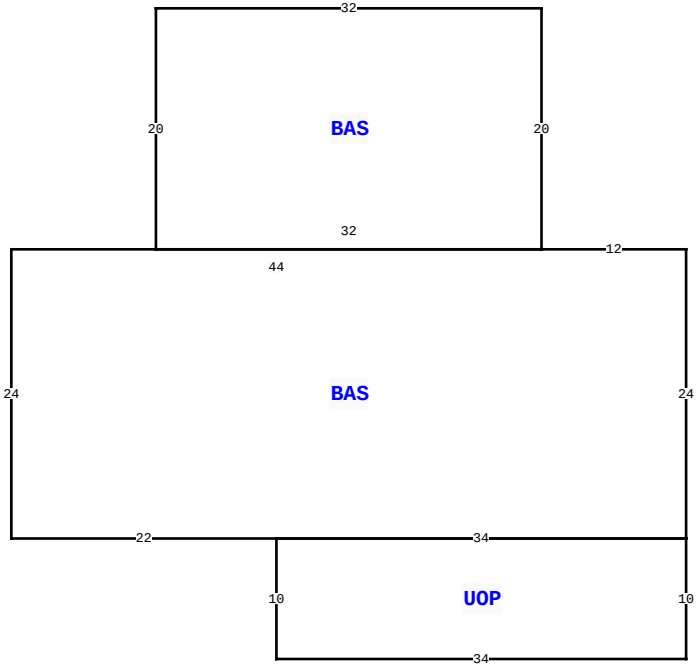
NEIGHBORHOOD/LOC 33216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	38,953
BAS	1,344	100		1,344	81,801
UOP	340	25		85	5,173
TOTALS	2,324			2,069	125,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	2,069	126.8000	101.44	209,879	1973	1985	0	0	0	40.00	60.00

1 SFR/MH CON 0% - 0 Heated Area: 1984 HX Base Yr



184 NW CHAMBIRA WAY, 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	0294	SHED WOOD/	0	0	14	24	1.00	UT	800.00	800.00	50	1996	1996	3	50	400	
2	0296	SHED METAL	0	0	12	20	240.00	UT	5.00	5.00	100	1996	1996	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	12	20	240.00	UT	2.00	2.00	100	1996	1996	3	100	480	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	900.00	900.00	50	2008	2008	3	50	450	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,927
TOTAL MARKET OB/XF VALUE	9,730
TOTAL LAND VALUE - MARKET	13,080
TOTAL MARKET VALUE	148,737
SOH/AGL Deduction	28,027
ASSESSED VALUE	120,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,710
TOTAL JUST VALUE	148,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053652	Remodel	4,911	07/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0858	9/13/2010	WD	U	V	16	100
GRANTOR: HENNIS E GENUS						
GRANTEE: BEVERLY A GENUS						
0547/0299	9/01/1984	WD	Q	V	01	1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N20 W32 S20 E32$ W44 S24 E22 UOP= S10 E34 N10 W34$ E34 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,730

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	0102	C	SFR/MH	0		00	0.00	0.00	1.09	AC		1.00	1.00	1.00	12,000.00	12,000.00	13,080							

REVIEW DATE 04/11/2018 BY BC Total Acres: 1.09 Total Land Value: 13,080 Market: 0 Agricultural: 0 Common: 13,080 PRINTED 11/17/2026 BY SYS