LOT 6 DONOVAN WOODLANDS S/D
ORB 889-298, 898-645,

BEARD DANIEL G
523 SW DONOVAN GLN
LAKE CITY, FL 32024

**2027**

**33-4S-16-03265-306**

## BUILDING CHARACTERISTICS

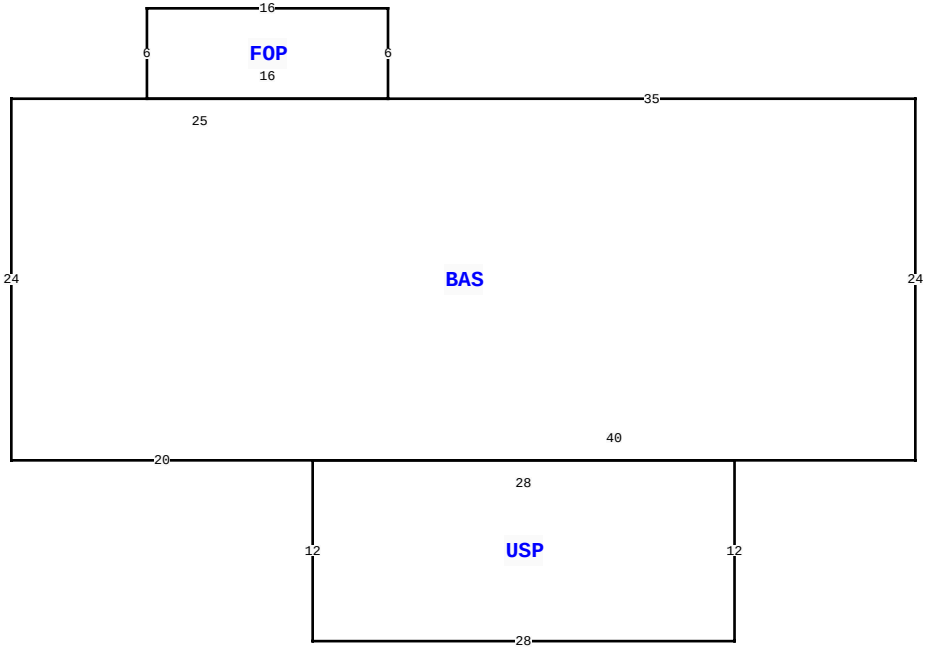
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 33416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,440 | 100 | | 1,440 | 67,954 |
| FOP | 96 | 35 | | 34 | 1,604 |
| USP | 336 | 35 | | 118 | 5,568 |
| TOTALS | 1,872 | | | 1,592 | 75,127 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,592 | 92.2590 | 85.80 | 136,594 | 1999 | 1999 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2001 Heated Area: 1440 HX Base Yr 2001




523 SW DONOVAN GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 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 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 75 | 2000 | 2000 | 3 | 75 | 300 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 12 | 24 | 288.00 | UT | 2.50 | 2.50 | 60 | 2000 | 2000 | 3 | 60 | 432 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 75,127 |
| TOTAL MARKET OB/XF VALUE | | 8,232 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 143,359 |
| SOH/AGL Deduction | | 76,917 |
| ASSESSED VALUE | | 66,442 |
| TOTAL EXEMPTION VALUE | HX HB | 41,442 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 143,359 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 144,164 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051594 | Roof Replacement | 12,500 | 11/21/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0898/0645 | 1/20/2000 | WD | Q | V | 01 | 100 |
| GRANTOR: BILLY & GLADYS BEARD | | | | | | |
| GRANTEE: DANIEL BEARD | | | | | | |
| 0889/0298 | 9/16/1999 | WD | Q | V | | 26,000 |
| GRANTOR: SUBRANDY | | | | | | |
| GRANTEE: BEARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 FOP= N6 W16 S6 E16$ W25 S24 E20 USP= S12 E28 N12 W28$ E40 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 8,232

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/21/2026 BY JB Total Acres: 5.45 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS