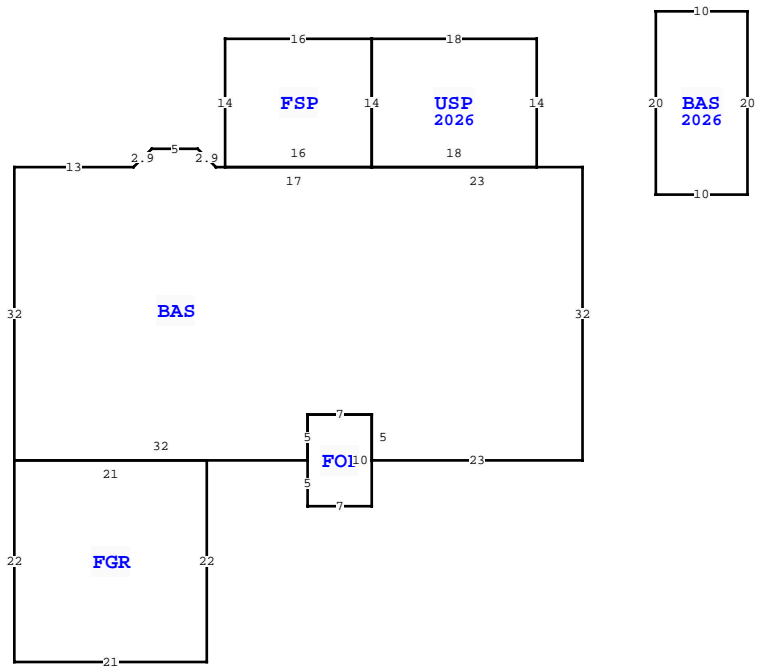




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,963	100	
BAS	200	100	2026
FGR	462	55	
FOP	70	30	
FSP	224	40	
USP	252	35	2026
TOTALS	3,171		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 2163					HX Base Yr	2025



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		373,029	
TOTAL MARKET OB/XF VALUE		94,531	
TOTAL LAND VALUE - MARKET		73,450	
TOTAL MARKET VALUE		541,010	
SOH/AGL Deduction		763	
ASSESSED VALUE		540,247	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		488,836	
TOTAL JUST VALUE		541,010	
NCON VALUE		72,139	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052973	Screen Enclosure	37,810	05/07/2026
000054164	New Residential C	59,000	09/29/2025
000050675	Electrical Servic	0	08/27/2024
000046728	Swimming Pool and	90,000	03/13/2023
000044261	Remodel	5,617	04/25/2022
000042136	Solar Power Syste	77,306	06/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/996	12/18/2023	WD	Q	I	01	575,000
GRANTOR: ISBEL STEVEN C						
GRANTEE: BEALS STEVEN P						
1242/1568	10/01/2012	QC	U	I	11	100
GRANTOR: ANGELA C ISBEL						
GRANTEE: STEVEN C ISBEL						

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	0		3,045.00	UT	2.00			100	2004	2004	3	100	6,090	
2	0169	FENCE/WOOD	0	100	0	0	0		1.00	UT	0.00			100	2012	2012	3	100	2,000	
3	0280	POOL R/CON	0	100	0	0	0		439.00	UT	70.00			100	2024	2023		97	29,808	
4	0166	CONC, PAVMT	0	100	0	0	0		1.00	UT	1,500.00			100	2024	2023		100	1,500	
5	0070	CARPOT UF	0	100	0	0	0		1.00	UT	0.00			100	2024	2023		100	1,200	
6	0070	CARPOT UF	0	100	0	0	0		1.00	UT	0.00			100	2024	2023		100	1,200	
7	0070	CARPOT UF	0	100	0	0	0		1.00	UT	0.00			100	2024	2023		100	1,800	
8	0296	SHED METAL	0	100	0	0	0		1.00	UT	0.00			100	2024	2023		100	800	
9	0030	BARN, MT	0	100	0	0	0		1.00	UT	0.00			100	2024	2023		100	10,000	
10	0282	POOL ENCL	0	100	0	0	0		2,590.00	UT	15.00			100	2026	2025		95	36,908	

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		A-1	0.00	0.00	5.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,450							
												TOTAL OB/XF				91,306								

BUILDING NOTES											
BAS=[ORIG=0,0] W23 W17 U2L2 W5 D2L2 W13 S32 E32 N5 E7 S5 E23 N32 \$											
FGR=[ORIG=-62,32] S22 E21 N22 W21 \$											
FSP=[ORIG=-23,0] N14 W16 S14 E16 \$											
BAS=[YR=2026;ORIG=8,3] E10 N20 W10 S20 \$											
FOP=[ORIG=-30,32] S5 E7 N10 W7 S5 \$											
USP=[YR=2026;ORIG=-5,-14] W18 S14 E18 N14 \$											
BUILDING DIMENSIONS											

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		A-1	0.00	0.00	5.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,450							

(PART OF PRCL "H" HILLCREST UNR
FOLLOWS): COMM NE COR OF NW1/4 O
624.84 FT, S 9 DG W 474.91 FT FO

BEALS STEVEN P/BEALS KAREN L
282 SW BREEZY DR
LAKE CITY, FL 32025

2026

33-4S-17-08944-015



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 373,029 TOTAL MARKET OB/XF VALUE 94,531 TOTAL LAND VALUE - MARKET 73,450 TOTAL MARKET VALUE 541,010 SOH/AGL Deduction 763 ASSESSED VALUE 540,247 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 488,836 TOTAL JUST VALUE 541,010 NCON VALUE 72,139 INCOME VALUE PREVIOUS YEAR MKT VALUE 455,801											
DOR CODE 0100 SINGLE FAMILY																				PERMIT NUM DESCRIPTION AMT ISSUED 21260 SFR 290 11/07/2003											
MAP NUM MKT AREA 02																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1505/996 12/18/2023 WD Q I 01 575,000 GRANTOR: ISBEL STEVEN C GRANTEE: BEALS STEVEN P 1242/1568 10/01/2012 QC U I 11 100 GRANTOR: ANGELA C ISBEL GRANTEE: STEVEN C ISBEL											
NEIGHBORHOOD/LOC 33417.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
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															
11	0169	FENCE/WOOD	0 100	0	0	215.00	UT	15.00	15.00	100	2026	2025		100	3,225																
LAND DESCRIPTION										TOTAL OB/XF 3,225																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 05/11/2026 BY chuck Total Acres: 5.65 Total Land Value: 73,450 Market: 0 Agricultural: 0 Common: 73,450 PRINTED 06/19/2026 BY SYS																															