(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

2027

33-4S-17-08944-015

BUILDING CHARACTERISTICS

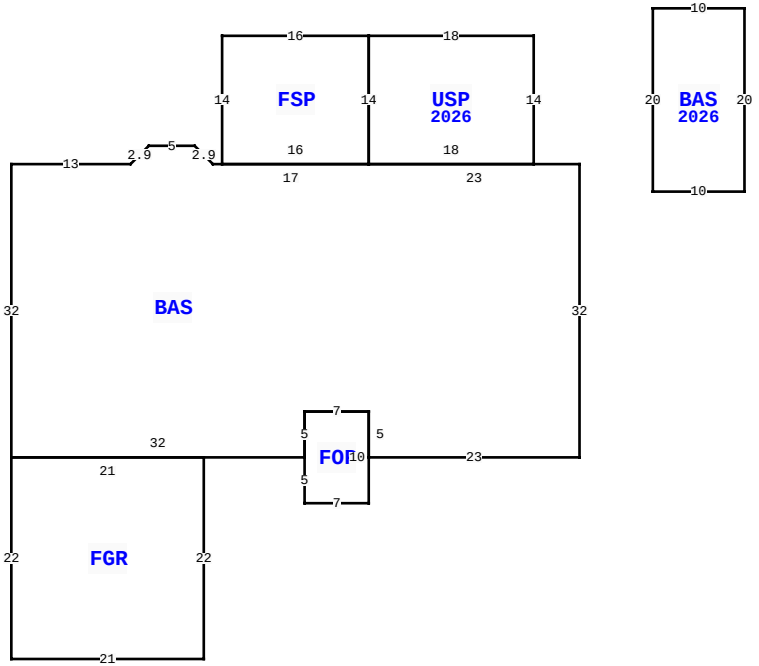
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100		1,963	274,916
BAS	200	100	2026	200	28,010
FGR	462	55		254	35,573
FOP	70	30		21	2,941
FSP	224	40		90	12,605
USP	252	35	2026	88	12,324
TOTALS	3,171			2,616	366,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	134.0170	147.42	385,651	2004	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2025 Heated Area: 2163 HX Base Yr 2025



282 SW BREEZY DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	366,368
TOTAL MARKET OB/XF VALUE	94,531
TOTAL LAND VALUE - MARKET	73,450
TOTAL MARKET VALUE	534,349
SOH/AGL Deduction	0
ASSESSED VALUE	534,349
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	482,938
TOTAL JUST VALUE	534,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056647	Roof Replacement	19,256	10/26/2026
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

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

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

TOTAL OB/XF 91,306

LAND DESCRIPTION

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	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							

REVIEW DATE 05/11/2026 BY chuck Total Acres: 5.65 Total Land Value: 73,450 Market: 0 Agricultural: 0 Common: 73,450 PRINTED 11/17/2026 BY SYS

(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

2027

33-4S-17-08944-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		366,368
TOTAL MARKET OB/XF VALUE		94,531
TOTAL LAND VALUE - MARKET		73,450
TOTAL MARKET VALUE		534,349
SOH/AGL Deduction		0
ASSESSED VALUE		534,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		482,938
TOTAL JUST VALUE		534,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042136	Solar Power Syste	77,306	06/14/2021
21260	SFR	290	11/07/2003

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						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0169	FENCE/WOOD	0	100	0	0	215.00	UT	15.00	15.00	100	2026	2025		100	3,225	

TOTAL OB/XF 3,225

LAND DESCRIPTION

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 05/11/2026 BY chuck Total Acres: 5.65 Total Land Value: 73,450 Market: 0 Agricultural: 0 Common: 73,450 PRINTED 11/17/2026 BY SYS