

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,421	115.4000	129.25	183,664	1995	1995	0	0	32.25	67.75	

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			124,432	
TOTAL MARKET OB/XF VALUE			1,358	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			143,790	
SOH/AGL Deduction			0	
ASSESSED VALUE			143,790	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			143,790	
TOTAL JUST VALUE			143,790	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			145,756	

Quality		05 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	34416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	122,594
FOP	52	30		16	1,401
PTO	100	5		5	438
TOTALS	1,552			1,421	124,432

BLD DATE	LGL DATE
	04/07/2025 MLU
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30784	MAINT/ALTR	25	02/14/2013
10226	SFR	195	09/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1138/1366	11/16/2007	QC	Q	I	06	100
GRANTOR: JAMES & SUSAN BEAMSL						
GRANTEE: JAMES & SUSAN BEAMS						
0883/1638	6/29/1999	WD	Q	I		72,000
GRANTOR: HOLLINGSWORTH						
GRANTEE: BEAMSLEY						

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	0	0	420.00	UT	1.50	1.50	100	1995	1995	3	100	630	
2	0294	SHED WOOD/	0	0	13	104.00	UT	14.00	14.00	50	2007	2007	3	50	728	

TOTAL OB/XF													1,358				
2610 SW KING ST, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W30 PTO= N10 W10 S10 E10\$ W23 S28 E2 S2 E10 N2 E2 FOP= E13 N4 W13 S4\$ N4 E13 S4E2 S2 E10N2 E2 N6 E12 N22\$.																	

LAND DESCRIPTION																								
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
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							