

(AKA LOT 15 MAGNOLIA ACRES S/D
UNREC DESC AS):
BEG SE COR OF NE1/4, RUN N

LEBEAU ARTHUR J
501 SW JODI CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-215



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36415.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		13,006

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 1996										
				Heated Area: 924					HX Base Yr 1996				
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/06/2026 MLU													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			33,699
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			123,860
TOTAL MARKET VALUE			166,159
SOH/AGL Deduction			98,666
ASSESSED VALUE			67,493
TOTAL EXEMPTION VALUE	SX HX HB		58,703
BASE TAXABLE VALUE			8,790
TOTAL JUST VALUE			166,159
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055178	Storage Building	11,700	03/05/2026
25515	M H	275	02/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/0218	7/16/2004	WD	Q	I	04	100
GRANTOR: DEAS BULLARD						
GRANTEE: ARTHUR L LEBEAU						
0839/2026	4/29/1997	QC	Q	I	01	14,200
GRANTOR: AUDREY LEBEAU						
GRANTEE: ARTHUR LEBEAU						

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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2005	2005
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2016	2016
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		

TOTAL OB/XF												
8,600												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W66 S14 E66 N14\$.												

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	0200	C	MBL HM	100		A-1	0.00	0.00	11.26	AC		1.00	1.00	1.00	11,000.00	11,000.00	123,860								

