

(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		13,657

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		34,142	1982	1982	0	0	60.00	40.00	
				Heated Area: 924				HX Base Yr 1996				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>												
				501 SW JODI CT, LAKE CITY				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		35,385	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		123,860	
TOTAL MARKET VALUE		167,845	
SOH/AGL Deduction		100,352	
ASSESSED VALUE		67,493	
TOTAL EXEMPTION VALUE		SX HX HB 58,703	
BASE TAXABLE VALUE		8,790	
TOTAL JUST VALUE		167,845	
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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF												
8,600												

BUILDING NOTES												
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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								

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UNREC DESC AS):  
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LEBEAU ARTHUR J  
501 SW JODI CT  
LAKE CITY, FL 32024

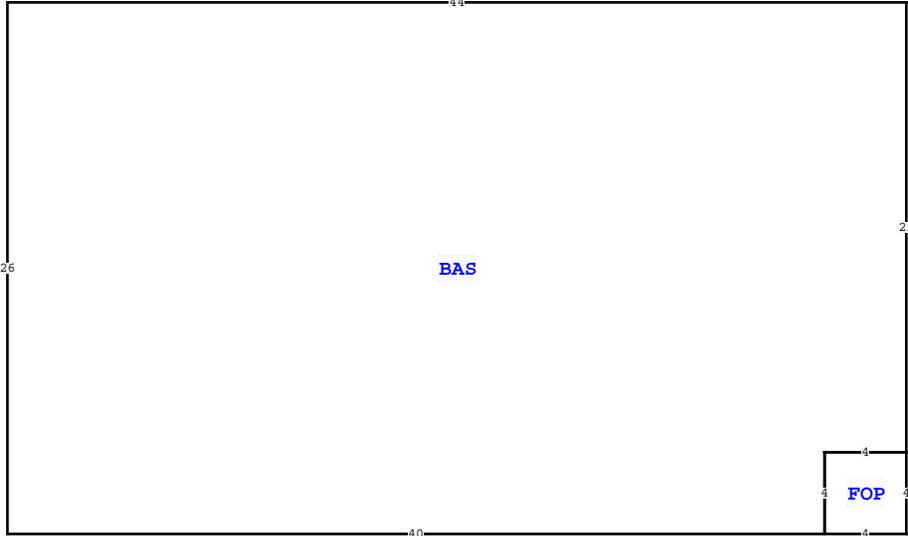
2026

36-4S-15-00414-215



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	60
Interior Floo	08	SHT VINYL	40
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
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	1,128	100	
FOP	16	35	
TOTALS	1,144		
TOTALS		1,134	21,728

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 1996								
				Heated Area: 1128			HX Base Yr 1996				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING NOTES	
501 SW JODI CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W44 S26 E40 FOP= E4 N4 W4 S4\$ N4 E4 N22\$.	

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