(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

2027

36-4S-15-00414-215

BUILDING CHARACTERISTICS

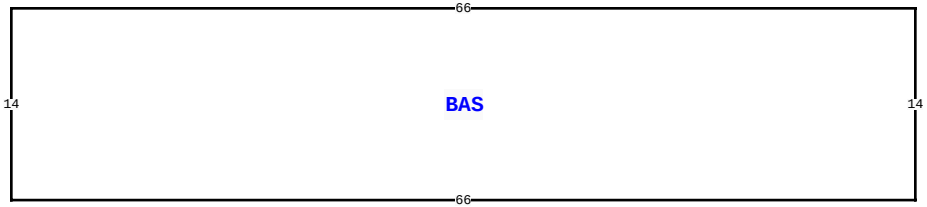
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	13,006
TOTALS	924			924	13,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	58.6575	35.19	32,516	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 1996 Heated Area: 924 HX Base Yr 1996



501 SW JODI CT, LAKE CITY

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	30	36	1,080.00	UT	18.00	18.00	100	2027	2026		100	19,440	

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	28,040
TOTAL LAND VALUE - MARKET	123,860
TOTAL MARKET VALUE	185,599
SOH/AGL Deduction	96,026
ASSESSED VALUE	89,573
TOTAL EXEMPTION VALUE	SX HX HB 79,904
BASE TAXABLE VALUE	9,669
TOTAL JUST VALUE	185,599
NCON VALUE	19,440
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,159

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 28,040

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	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							

REVIEW DATE 04/27/2026 BY TW Total Acres: 11.26 Total Land Value: 123,860 Market: 0 Agricultural: 0 Common: 123,860 PRINTED 11/17/2026 BY SYS

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

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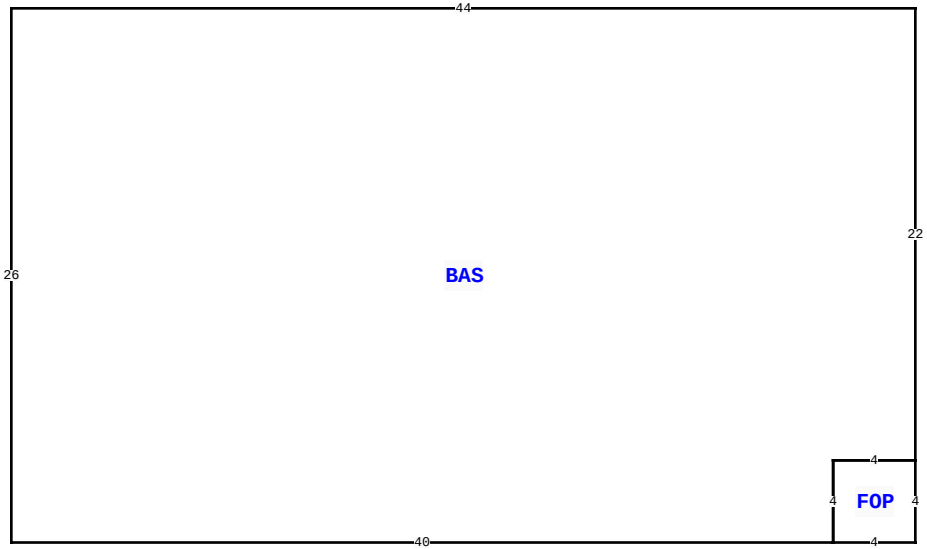
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100		1,128	20,584
FOP	16	35		6	110
TOTALS	1,144			1,134	20,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,134	76.0320	45.62	51,733	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1996 Heated Area: 1128 HX Base Yr 1996



501 SW JODI CT, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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0839/2026	4/29/1997	QC	Q	I	01	14,200
GRANTOR: AUDREY LEBEAU						
GRANTEE: ARTHUR LEBEAU						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/27/2026 BY TW Total Acres: 11.26 Total Land Value: 123,860 Market: 0 Agricultural: 0 Common: 123,860 PRINTED 11/17/2026 BY SYS