COMM NE COR OF SE1/4, RUN W 1078
RUN S 525 FT, W 210 FT, N 525 FT
POB. (AKA LOT 8 BLOCK A SOUTHWOO

BEGGS FAMILY LLC
431 SW SUNNYDALE GLN
LAKE CITY, FL 32024

2027

36-4S-16-03379-000

BUILDING CHARACTERISTICS

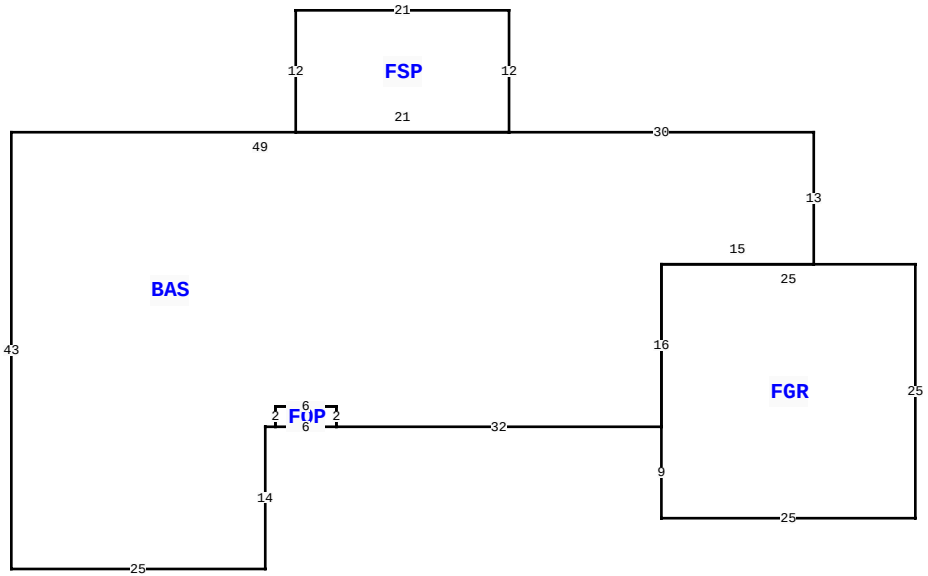
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100		2,389	208,330
FGR	625	55		344	29,998
FOP	12	30		4	349
FSP	252	40		101	8,808
TOTALS	3,278			2,838	247,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,838	121.9680	134.16	380,746	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2389 HX Base Yr



431 SW SUNNYDALE GLN, LAKE CITY

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0166	CONC,PAVMT	0	0	31	52	4,712.00	UT	2.00	2.00	20	1993	1993	3	20	1,885	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	247,485
TOTAL MARKET OB/XF VALUE	9,585
TOTAL LAND VALUE - MARKET	45,540
TOTAL MARKET VALUE	302,610
SOH/AGL Deduction	0
ASSESSED VALUE	302,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,610
TOTAL JUST VALUE	302,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049462	Electrical Servic	0	03/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1879	11/03/2026	QC	U	I	11	100
GRANTOR: BEGGS KATHRYN M						
GRANTEE: BEGGS FAMILY LLC						
1581/1875	10/30/2026	QC	U	I	11	100
GRANTOR: BEGGS MILDRED R LIVIN						
GRANTEE: BEGGS KATHRYN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N12 W21 S12 E21$ W49 S43 E25 N14 E1 FOP= E6 N2 W6 S2$ N2 E6 S2 E32 FGR= S9 E25 N25 W25 S16 $ N16 E15 N13$.

LAND DESCRIPTION

TOTAL OB/XF 9,585

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	0		A-1	0.00	0.00	2.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,540							

REVIEW DATE 03/25/2026 BY robin Total Acres: 2.53 Total Land Value: 45,540 Market: 0 Agricultural: 0 Common: 45,540 PRINTED 11/17/2026 BY SYS