COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT W 447.80 FT, N 999
FT, S 997.12 FT TO POB. (AKA LOT

BEAUDRY WILLIAM E/BEAUDRY LISA M
525 SW BARNEY ST
HIGH SPRINGS, FL 32643-1207

2022

04-7S-17-09889-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

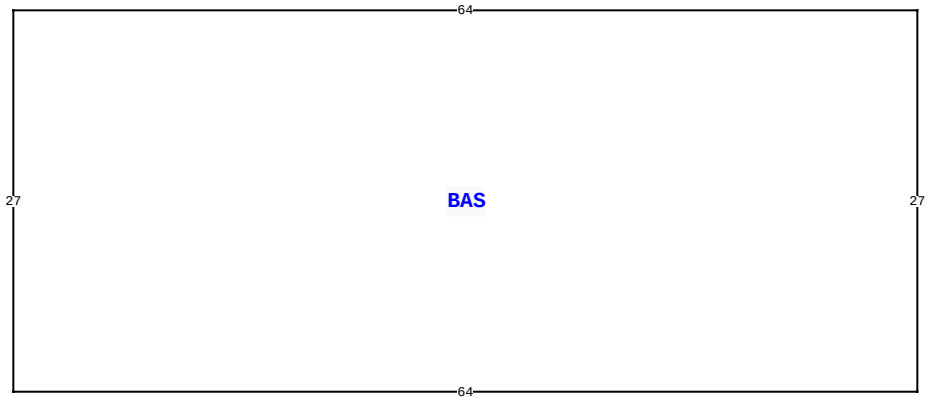
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	70,624
TOTALS	1,728		1,728	70,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	125.9500	74.31	128,408	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2019 HX Base Yr 2019



525 SW BARNEY St, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,624
TOTAL MARKET OB/XF VALUE		14,800
TOTAL LAND VALUE - MARKET		60,060
TOTAL MARKET VALUE		145,484
SOH/AGL Deduction		40,095
ASSESSED VALUE		105,389
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,389
TOTAL JUST VALUE		145,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,109

SALE:1:1: 10.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/1656	4/05/2018	WD	Q	I	01	137,500
GRANTOR: JANET D HINSON						
GRANTEE: WILLIAM E BEAUDRY &						
0793/1286	7/15/1994	WD	Q	V		26,000
GRANTOR: J QUINTON & ANN S RUM						
GRANTEE: JAMES WILLIAM & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	25	2004	2004	3	25	150	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	50	2004	2004	3	50	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	3,250.00	3,250.00	100			3	100	3,250	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,500	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 14,800

LN	USE CODE	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	MBL HM	100		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	6,000.00	6,000.00	60,060							

REVIEW DATE 11/07/2017 BY BC Total Acres: 10.01 Total Land Value: 60,060 Market: 0 Agricultural: 0 Common: 60,060 PRINTED 08/04/2022