LOT 6 DONOVAN WOODLANDS S/D
ORB 889-298, 898-645,

BEARD DANIEL G
523 SW DONOVAN GLN
LAKE CITY, FL 32024

2025

33-4S-16-03265-306

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

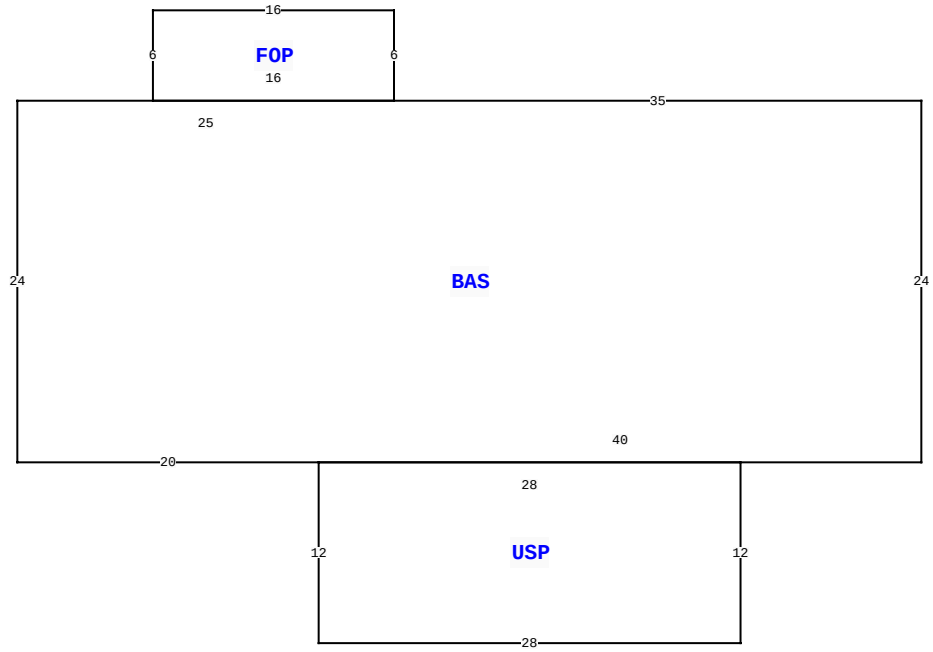
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	33416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	78,480
FOP	96	35	34	1,853
USP	336	35	118	6,431
TOTALS	1,872		1,592	86,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,592	113.9000	99.09	157,751	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2001 Heated Area: 1440 HX Base Yr 2001



523 SW DONOVAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,763
TOTAL MARKET OB/XF VALUE	7,732
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	144,495
SOH/AGL Deduction	74,333
ASSESSED VALUE	70,162
TOTAL EXEMPTION VALUE	HX HB 45,162
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	144,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0898/0645	1/20/2000	WD	Q	V	01	100
GRANTOR: BILLY & GLADYS BEARD						
GRANTEE: DANIEL BEARD						
0889/0298	9/16/1999	WD	Q	V		26,000
GRANTOR: SUBRANDY						
GRANTEE: BEARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N6 W16 S6 E16$ W25 S24 E20 USP= S12 E28 N12 W28$ E40 N24$.

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	8	10	80.00	UT	5.00	5.00	75	2000	2000	3	75	300	
2	0040	BARN,POLE	0	100	12	24	288.00	UT	2.50	2.50	60	2000	2000	3	60	432	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,732

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/01/2019 BY KR Total Acres: 5.45 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/30/2024 BY SYS