

COLUMBIA COUNTY

Property Appraiser

Parcel 02-6S-17-09533-203

Owners

BEVER TIFFANY
274 SE BALD EAGLE LP
LAKE CITY, FL 32025-2817

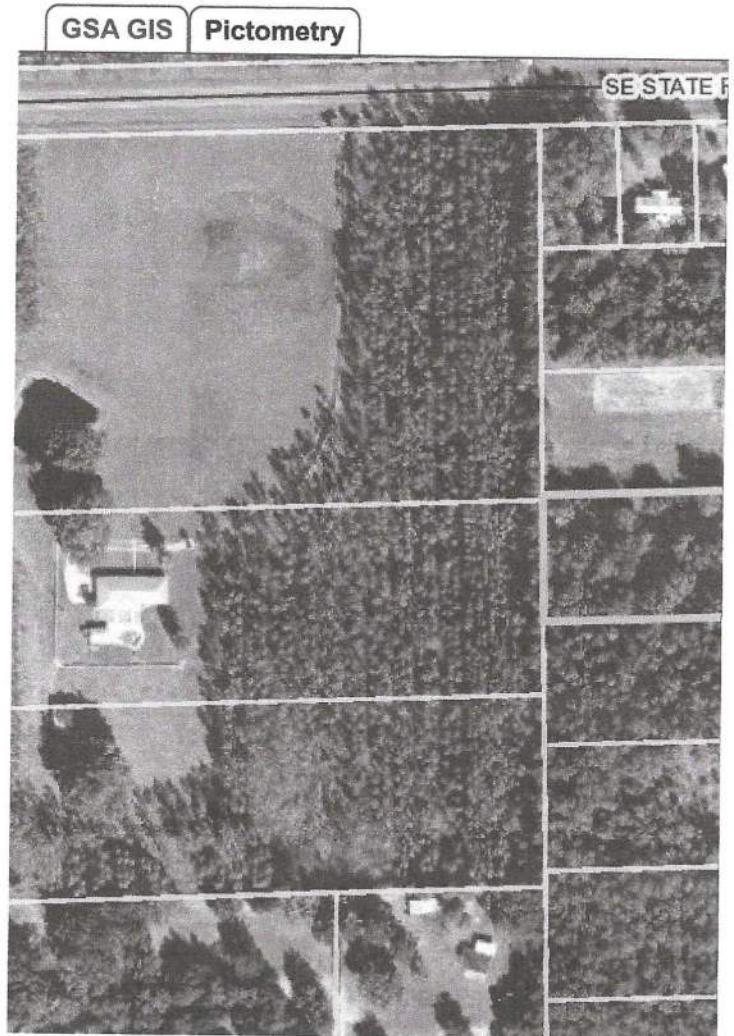
Parcel Summary

Location	274 SE BALD EAGLE LP
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	5.0300
Section	02
Township	6S
Range	17
Subdivision	OLUSTEE CR
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 3 BLOCK A UNIT II OLUSTEE CREEK ESTATES.

787-1602, 800-1477, 849-779, 953-1411,
960-2257, WD 1196-1689, WD 1473-1466



Working Values

	2026
Total Building	\$54,964
Total Extra Features	\$16,992
Total Market Land	\$50,300
Total Ag Land	\$0

	2026
Total Market	\$122,256
Total Assessed	\$91,568
Total Exempt	\$55,722
Total Taxable	\$35,846
SOH Diff	\$30,688

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$54,964	\$46,608	\$45,802	\$28,420	\$25,425	\$26,650	\$27,307
Total Extra Features	\$16,992	\$16,992	\$16,992	\$13,782	\$7,562	\$7,562	\$7,562
Total Market Land	\$50,300	\$50,300	\$42,755	\$37,725	\$33,430	\$33,173	\$33,173
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$122,256	\$113,900	\$105,549	\$79,927	\$66,417	\$67,385	\$68,042
Total Assessed	\$88,901	\$86,396	\$83,880	\$68,410	\$66,417	\$66,389	\$64,896
Total Exempt	\$55,722	\$55,000	\$50,000	\$43,410	\$41,417	\$41,389	\$39,896
Total Taxable	\$33,179	\$31,396	\$33,880	\$25,000	\$25,000	\$25,000	\$25,000
SOH Diff	\$33,355	\$27,504	\$21,669	\$11,517	\$0	\$996	\$3,146

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1473/1466	2022-08-11	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$115,000	Grantor: COODY JAMES D Grantee: BEVER TIFFANY
<u>WD</u> 1196/1689	2010-05-20	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$90,000	Grantor: PETRIE Grantee: JAMES D COODY
<u>WD</u> 0849/0779	1997-11-20	<u>Q</u>		WARRANTY DEED	Vacant	\$14,000	Grantor: HESCH Grantee: PETRIE
<u>WD</u> 0800/1477	1994-12-28	<u>U</u>	<u>12</u>	WARRANTY DEED	Vacant	\$11,000	Grantor: GULF ATLANTIC LAND & TIMBER Grantee: CHARLES J HESCH

Buildings

Building # 1, Section # 1, 24651, MOBILE HOME

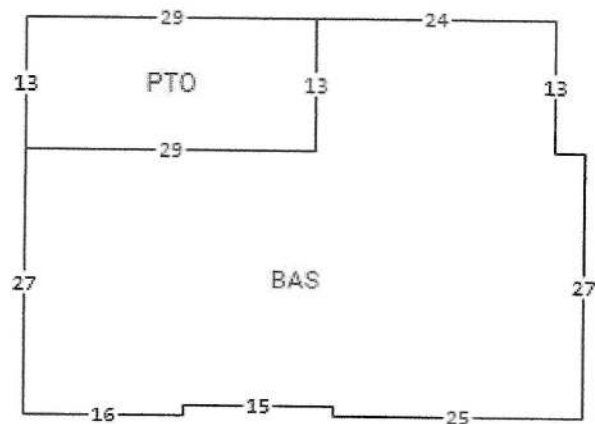
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1809	2186	\$137,411	1998	2000	0.00%	60.00%	40.00%	\$54,964

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	04	04
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,809	100%	1,809
PTO	377	5%	19



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	1997	100%	\$1,200

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0280	POOL R/CON	9	30	270.00	\$70.00	1998	40%	\$7,560
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0166	CONC,PAVMT			488.00	\$1.50	1998	100%	\$732
0296	SHED METAL			1.00	\$200.00	2017	50%	\$100
0040	BARN,POLE			1.00	\$0.00	2005	100%	\$400

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	00	.00	.00	5.03	\$10,000.00/AC	5.03	1.00	\$50,300

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	14192	POOL	COMPLETED	POOL
	13365	M H	COMPLETED	M H

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of September 18, 2025.