S DIV: LOT 2 BLOCK D OLIVIA ADDI

393-108, 586-410, 910-984,

PIERCE JOHN
202 SW AURORA WAY
LAKE CITY, FL 32025

2026

00-00-00-13524-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		1 100
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	05	05

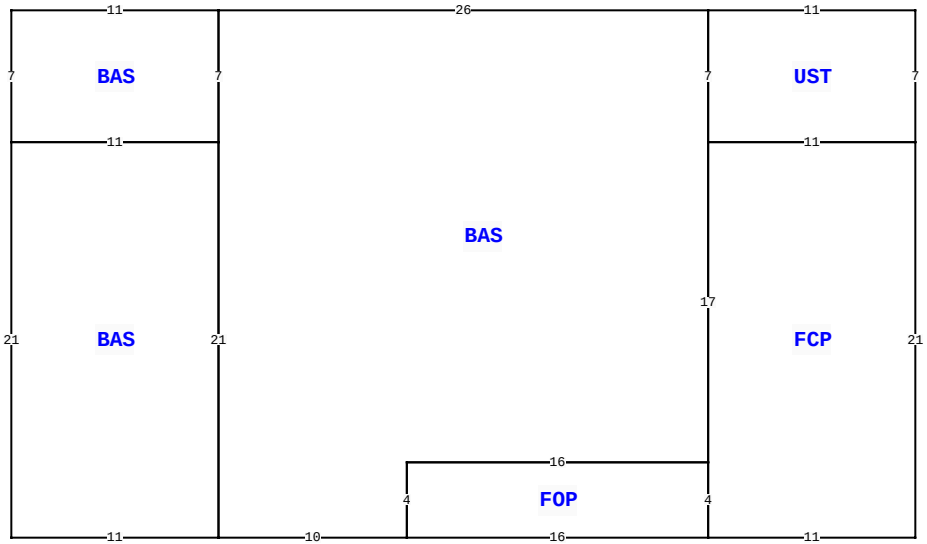
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	77	100		77	6,336
BAS	231	100		231	19,006
BAS	664	100		664	54,632
FCP	231	25		58	4,772
FOP	64	30		19	1,563
UST	77	45		35	2,880
TOTALS	1,344			1,084	89,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	113.0160	126.58	137,213	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 972 HX Base Yr



1079 SE PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	89,188
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	5,890
TOTAL MARKET VALUE	95,678
SOH/AGL Deduction	0
ASSESSED VALUE	95,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,678
TOTAL JUST VALUE	95,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043830	Roof Replacement	10,190	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0910/0984	9/12/2000	WD	Q	I		33,500

GRANTOR: MORSE

GRANTEE: J PIERCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= W11 S7 E11 N7$S7 BAS= W11 S21 E11 N21$ S21E10 FOP= E16 N4 W16 S4$ N4 E16 FCP= S4 E11 N21 W11 S17$ N17 UST= E11 N7 W11 S7 $ N7$.

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	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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		*RSF	-3 0.00	0.00	6,200.00	SF		1.00	1.00	1.00	0.95	0.95	5,890							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.14 Total Land Value: 5,890 Market: 0 Agricultural: 0 Common: 5,890 PRINTED 10/08/2025 BY SYS