LOT 16 BLOCK A EASTSIDE VILLAGE
768-467, DC 824-547, 847-556, 92

LUKER JULIA/LUKER KELLY V
406 SE PEARL TER
LAKE CITY, FL 32025

2026

03-4S-17-07592-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

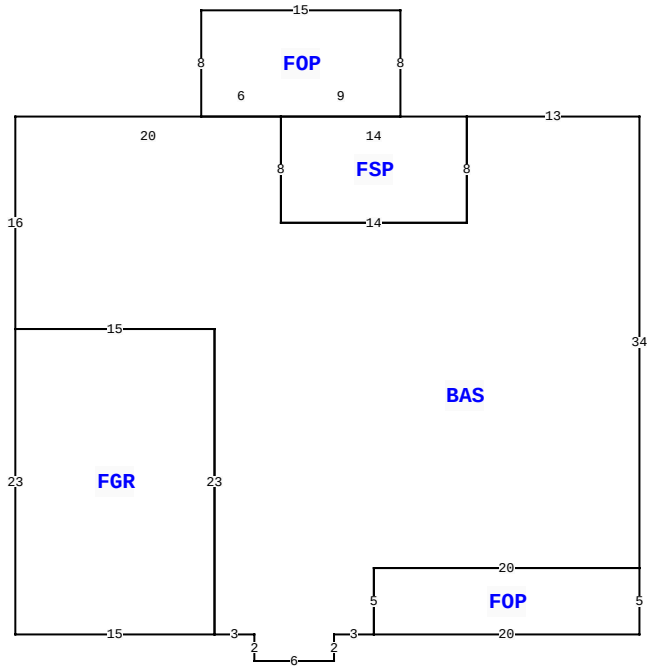
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	137,347
FGR	345	55		190	20,261
FOP	100	30		30	3,199
FOP	120	30		36	3,839
FSP	112	40		45	4,799
TOTALS	1,965			1,589	169,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	114.6420	141.24	224,430	1991	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2025 Heated Area: 1288 HX Base Yr 2025



406 SE PEARL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,445
TOTAL MARKET OB/XF VALUE		1,376
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		195,571
SOH/AGL Deduction		54,535
ASSESSED VALUE		141,036
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		85,314
TOTAL JUST VALUE		195,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32490	MAINT/ALTR	200	11/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2381	10/03/2025	WD	Q	I	01	219,000
GRANTOR: RICHARDSON TOMMIE W						
GRANTEE: LUKER JULIA						
1535/2520	3/03/2025	LE	U	I	14	100
GRANTOR: RICHARDSON TOMMIE W (						
GRANTEE: PRUITT GLORIA J (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W14 S8 E14 N8$ S8 W14 N8 FOP= E9 N8 W15 S8 E6$ W20 S16 FGR= S23 E15 N23 W15$ E15 S23 E3 S2 E6 N2 E3 FOP= E20 N5 W20 S5$ N5 E20 N34$.

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	100	0	0	340.00	UT	1.40	1.40	100	0	0	3	100	476	
2	0296	SHED METAL	0	100	10	10	100.00	UT	9.00	9.00	100	2015	2015	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 1,376

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 12/08/2023 BY TP Total Acres: 0.39 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS