LOT 4 PECAN ACRES S/D.
552-217, 786-1782, 824-925, 852-

TANKERSLEY DUSTIN TYLER/TANKERSHLEY KAITLYN MARIE
303 SW PECAN LN
LAKE CITY, FL 32024

2026

03-5S-16-03458-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

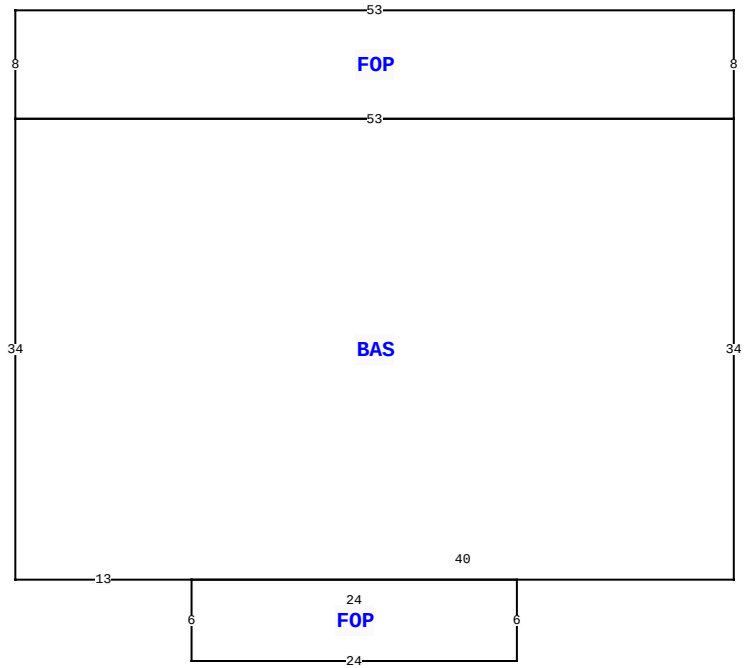
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	3516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	220,937
FOP	144	30		43	5,272
FOP	424	30		127	15,571
TOTALS	2,370			1,972	241,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	123.0000	137.76	271,663	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 1998 Heated Area: 1802 HX Base Yr 1998



303 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,780
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		36,180
TOTAL MARKET VALUE		278,460
SOH/AGL Deduction		114,829
ASSESSED VALUE		163,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,909
TOTAL JUST VALUE		278,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,177

SALE:3:1: WD REPLACING AGREEMENT FOR VACANT LAND
SALE:2:1: LOT 4 PECAN ACRES
LAND:1:1: 4.02 AC
XFOB:1:1: LIBERTY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1302	5/28/2025	WD	Q	I	01	375,000
GRANTOR: THOMPSON JACQUELINE						
GRANTEE: TANKERSLEY DUSTIN T						
1257/2042	7/09/2013	QC	U	I	11	100
GRANTOR: SEAN ALWYN THOMPSON (						
GRANTEE: JACQUELINE THOMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N34 FOP= N8 W53 S8 E53$ W53 S34 E13 FOP= S6 E24 N6 W24$E40$.

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	10	16	160.00	UT	5.00	5.00	50	1993	1993	3	50	400	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 500

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/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180							

REVIEW DATE 06/30/2025 BY TP Total Acres: 4.02 Total Land Value: 36,180 Market: 0 Agricultural: 0 Common: 36,180 PRINTED 10/01/2025 BY SYS