

LOT 5 PECAN ACRES S/D.
677-180, PB 1271-2344, PR 1271-2

RAULERSON GEORGE A/1293 LAND TRUST CREATED ON 2/16
2850 34TH ST NORTH #397
SAINT PETERSBURG, FL 33713

2026

03-5S-16-03458-009

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26
Exterior Wall	00
Roof Structur	03
Roof Cover	01
Interior Wall	05
Interior Floo	08
Interior Floo	00
Air Condition	02
Heating Type	02
Bedrooms	3
Bathrooms	2
Frame	01
Stories	1.
Units	0
Condition Adj	03
Kitchen Adjus	01
Quality	05
DOR CODE	0200
MAP NUM	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,064	102.0000	95.88	102,016	1994	1994	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2023 Heated Area: 1064 HX Base Yr													
14 76 76 14 BAS 2023													
TOTALS	1,064			1,064	56,109								

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2023	1,064	56,109

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

343 SW PECAN GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/07/2025		MLU	

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00

TOTAL OB/XF													
7,000													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 3												Tax Dist:	
BUILDING MARKET VALUE												56,109	
TOTAL MARKET OB/XF VALUE												7,000	
TOTAL LAND VALUE - MARKET												36,180	
TOTAL MARKET VALUE												99,289	
SOH/AGL Deduction												0	
ASSESSED VALUE												99,289	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												99,289	
TOTAL JUST VALUE												99,289	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												99,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042760	Mobile Home		09/16/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1460/18	2/10/2022	QC	U	I	11	100			
GRANTOR: DEREK SNEAD AS TRUSTE									
GRANTEE: FULLER LORI AS TRUS									
1442/2540	7/19/2021	WD	Q	I	01	54,000			
GRANTOR: ARMSTEAD REBECCA RAUL									
GRANTEE: DOLLAR GENERAL STOC									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=15,12] E76 S14 W76 N14 \$													