

LOT 5 BLOCK E, TROY PINE ADD.
309-520, 570-159, 630-232, 753-2

PEARCE LOIS E LIVING TRUST DATED 3/10/2008
573 SW MOONSHADOW GLN
LAKE CITY, FL 32025

2026

10-4S-16-02901-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	10416.070 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,152	100
UOP	80	25
UOP	80	25
UST	80	45
TOTALS	1,392	1,228

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,228	105.2100	63.13	77,524	1986	1986	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,152	100	1,152	29,090									
UOP	80	25	20	505									
UOP	80	25	20	505									
UST	80	45	36	909									
TOTALS	1,392		1,228	31,010									

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	3
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		3
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014

328 SW SUNSET WAY, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/21/2023		MLU	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	3
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		3
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014

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

TOTAL OB/XF													
9,200													
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
0.70	18,500.00	12,950.00	12,950										

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		31,010	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		12,950	
TOTAL MARKET VALUE		53,160	
SOH/AGL Deduction		6,577	
ASSESSED VALUE		46,583	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		46,583	
TOTAL JUST VALUE		53,160	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1550/543	9/24/2025	WD	Q	I	01	30,000	
GRANTOR: POWELL JASON C							
GRANTEE: PEARCE LOIS E LIVIN							
1397/2344	10/31/2019	WD	U	I	30	100	
GRANTOR: JASON LEE POWELL							
GRANTEE: J C POWELL, W C POW							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W38 S24 E14 UOP= S8 E10 N8 W10\$ E34 N24 UST= N8 UOP= N8 W10 S8 E10\$ W10 S8 E10\$ W10\$.													