

LOT 12 PECAN ACRES S/D.

BUCKNER MARVIN G/BUCKNER GLENDA M
286 SW PECAN GLN
LAKE CITY, FL 32024

648-517, 783-788, 783-1762,

2026

10-5S-16-03539-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	17	MSNRY STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural	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

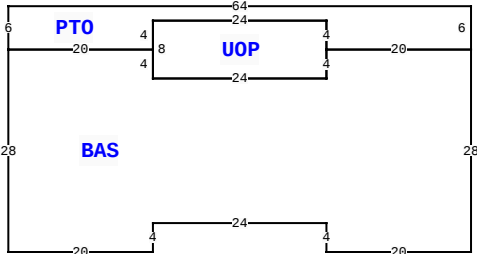
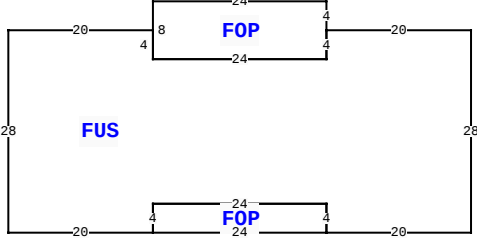
NEIGHBORHOOD/LOC 10516.080 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	158,544
FOP	96	30		29	2,873
FOP	192	30		58	5,747
FUS	1,600	100		1,600	158,544
PTO	288	5		14	1,387
UOP	192	20		38	3,765

TOTALS	3,968			3,339	330,862
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	100	5	64	320.00	UT	3.00	3.00	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSTR
1	0100	C	SFR	100		RSF/MH	0.00	0.00	4.02	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,339	121.1962	135.74	453,236	1998	1998	0	0	27.00	73.00
2 SINGLE FAM 100% - 2010 Heated Area: 3200 HX Base Yr 2010											



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

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	

Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										330,862	
TOTAL MARKET OB/XF VALUE										6,760	
TOTAL LAND VALUE - MARKET										36,180	
TOTAL MARKET VALUE										373,802	
SOH/AGL Deduction										123,893	
ASSESSED VALUE										249,909	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										199,187	
TOTAL JUST VALUE										373,802	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										378,335	

XFOB:1:1: BUCC M H											
SALE:1:1: CLEARING TITLE											
BLDG:1:1: BUCC MH											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046970	Remodel	4,784	04/14/2023
12586	SFR	505	05/30/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1184/1505	10/08/2009	WD	U	I	12	130,000	
GRANTOR: LITTON LOAN SERVICING							
GRANTEE: MARVIN & GLENDA BUC							
1168/2416	2/11/2009	CT	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: LITTON LOAN SERVICI							

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO= N6 W64 S6 E20 N4 E24 S4 E20\$ BAS= W20 UOP= N4 W24 S8E24 N4\$ S4 W24 N4 W20 S28 E20 N4 E24 S4 E20 N28\$ PTR= N30 FUS= N28 W20 FOP= N4 W24 S8 E24 N4\$ S4 W24 N4 W20 S28 E20 FOP= E24 N4 W24 S4\$ N4 E24 S4E20 \$ S30\$.											