

LOT 5 COUNTRY CREEK S/D.
467-264, 810-2384, WD 1442-2796,

KOPRINCE KAREN LYNN
320 SE PEBBLE CREEK TER
LAKE CITY, FL 32025

2026

15-4S-17-08359-045



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		15417.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	164,818
FGR	432	55		238	30,174
FGR	575	55		316	40,064
FOP	15	30		4	507

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0258	PATIO	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	125.7795	140.87	261,736	1981	2015	0	0	0	10.00	90.00
1 SINGLE FAM 100% - 2024 Heated Area: 1300 HX Base Yr 2024												
320 SE PEBBLE CREEK TER, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

TOTAL OB/XF												
1,630												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		235,562	
TOTAL MARKET OB/XF VALUE		1,630	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		255,692	
SOH/AGL Deduction		0	
ASSESSED VALUE		255,692	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		204,970	
TOTAL JUST VALUE		255,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1431	5/09/2022	WD	Q	I	01	269,000
GRANTOR: LEV PETER L						
GRANTEE: KOPRINCE KAREN LYNN						
1442/2796	7/20/2021	WD	Q	I	01	244,900
GRANTOR: DELGADO FRANCES E ART						
GRANTEE: LEV PETER L						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W47 S30 E25 FOP= E3 N5 W3 S5\$ N5 E22 FGR= E23 N25 W23 S25\$ N25\$ PTR= N20 FGR= N18 W24 S18 E24\$ S20\$.									