BEG SW COR OF NW1/4 OF NW1/4, RU
189.04 FT, W 462.04 FT, S 189.04
EX RD R/W.

MILLER JUSTIN R/MILLER JENNIFER C
1091 SW PAUL PEARCE LN
LAKE CITY, FL 32024-1461

2026

21-5S-17-09313-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	06	06

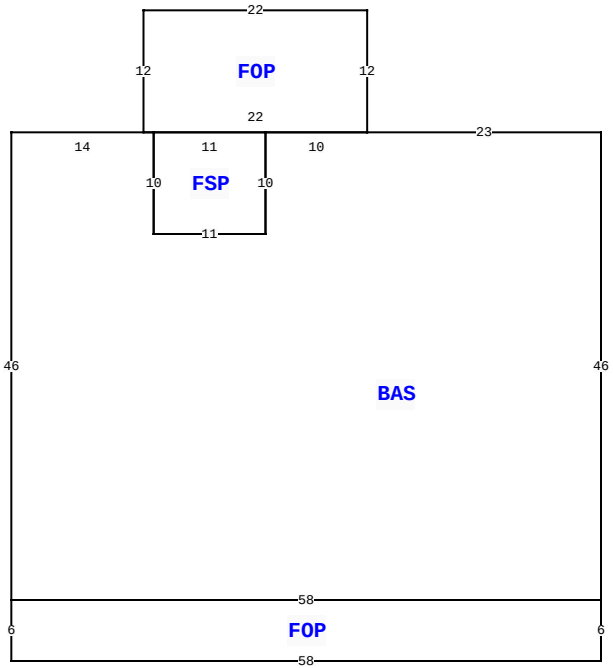
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,558	100		2,558	318,033
FOP	264	30		79	9,822
FOP	348	30		104	12,931
FSP	110	40		44	5,470
TOTALS	3,280			2,785	346,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,785	120.6576	135.14	376,365	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 2021 Heated Area: 2558 HX Base Yr



1091 SW PAUL PEARCE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	346,256
TOTAL MARKET OB/XF VALUE	16,160
TOTAL LAND VALUE - MARKET	20,496
TOTAL MARKET VALUE	382,912
SOH/AGL Deduction	0
ASSESSED VALUE	382,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,912
TOTAL JUST VALUE	382,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35177	SFR	1,049	04/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/1554	12/15/2020	WD	Q	I	01	367,500
GRANTOR: LAXTON WAYNE						
GRANTEE: MILLER JUSTIN R						
1426/1551	12/11/2020	WD	U	I	30	100
GRANTOR: LAXTON GARY W SR						
GRANTEE: LAXTON WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N12 W22 S12 E22$ W10 FSP= W11 S10 E11 N10$ S10 W11 N10 W14 S46 FOP= S6 E58 N6 W58$ E58 N46 $.

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	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1,080.00	UT	2.00	2.00	100	2017	2017	3	100	2,160	
3	0031	BARN,MT AE	0	0	30	50	1,500.00	UT	9.00	9.00	100	2017	2017	3	100	13,500	

LAND DESCRIPTION

TOTAL OB/XF 16,160

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	0		A-1	0.00	0.00	1.83	AC		1.00	1.00	0.80	14,000.00	11,200.00	20,496							

REVIEW DATE 09/05/2017 BY BC Total Acres: 1.83 Total Land Value: 20,496 Market: 0 Agricultural: 0 Common: 20,496 PRINTED 11/18/2025 BY SYS