COMM SW COR OF NW1/4 OF NW1/4, R
POB, CONT E 232 FT, N 378 FT, W
TO POB. (PARCEL "A").

MILTON ALTON C JR/MILTON LAURA S
1157 SW PAUL PEARCE LN
LAKE CITY, FL 32024

2026

21-5S-17-09314-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

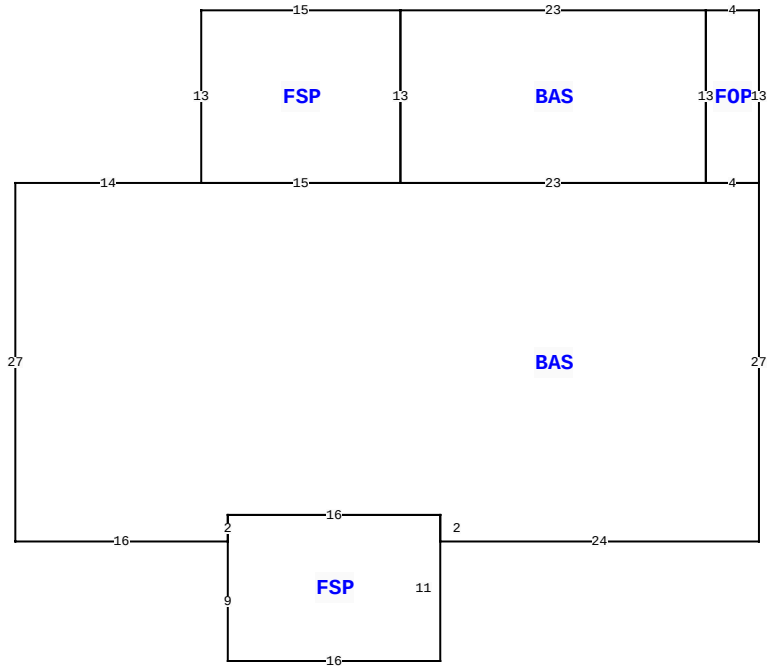
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	299	100		299	7,886
BAS	1,480	100		1,480	39,036
FOP	52	35		18	475
FSP	176	40		70	1,846
FSP	195	40		78	2,057
TOTALS	2,202			1,945	51,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,945	109.9000	65.94	128,253	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1779 HX Base Yr



1157 SW PAUL PEARCE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,301
TOTAL MARKET OB/XF VALUE	31,052
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	110,353
SOH/AGL Deduction	8,014
ASSESSED VALUE	102,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,339
TOTAL JUST VALUE	110,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,353

SALE:2:1: 2 ACRES $.60 STAMPS
XFOB:2:1: HOMES OF MERIT (TRIPLE WIDE/SEE ITEM #1)
SALE:1:1: SULLIVAN & CARLENE SULLIVAN LC REVOC TRU
XFOB:1:1: HOMES OF MERIT MH (TRIPLE WIDE/SEE ADDN)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17181	POOL	125	07/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/2793	6/19/2015	WD	Q	I	01	73,000
GRANTOR: JOHN F BENZ 1V						
GRANTEE: ALTON C JR & LAURA						
1278/1445	7/25/2014	WD	Q	I	05	81,700
GRANTOR: CARLENE SULLIVAN (SIN						
GRANTEE: JOHN F BENZ IV (SIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S27 E16 FSP= S9 E16N11 W16 S2$ N2 E16 S2 E24 N27
FOP= N13 W4 S13 E4$ W4 BAS= N13 W23 S13 E23$ W23 FSP= N13W15
S13 E15$ W15$.

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	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	2000	2000	3	40	14,336	
2	0070	CARPORT UF	0	0	16	24	384.00	UT	3.00	3.00	100	2004	2004	3	100	1,152	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0282	POOL ENCL	0	0	28	48	1,344.00	UT	15.00	15.00	100	2000	2000	3	40	8,064	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 31,052

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 09/05/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS