COMM INTERS E LINE OF NE1/4 OF N
CR-242, RUN W 224.32 FT, N 747.5
RUN W 170 FT, N 172.5 FT, E 170

PELHAM DAVID AND KAYE LIVING TRUST DATED APRIL 22,
198 SW ANGELA TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

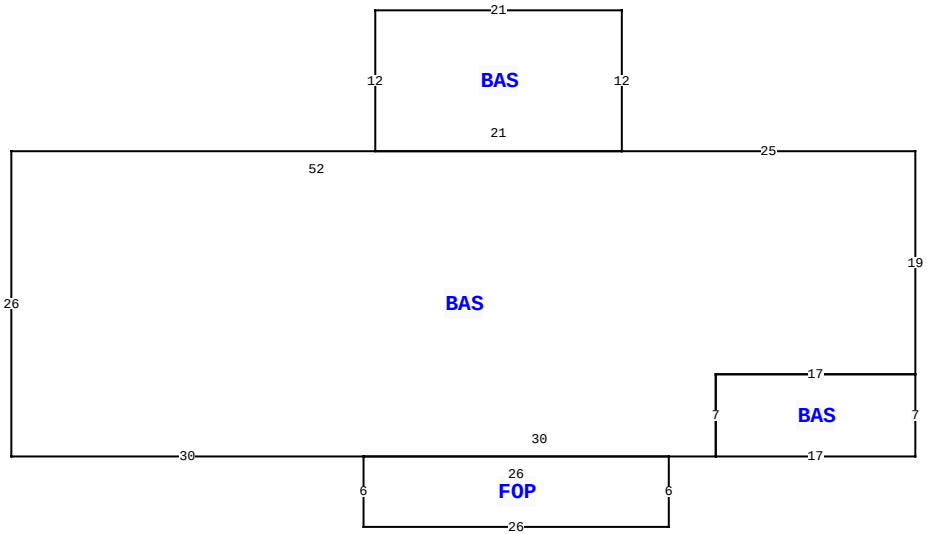
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	119	100		119	9,387
BAS	252	100		252	19,877
BAS	1,883	100		1,883	148,526
FOP	156	30		47	3,707
TOTALS	2,410			2,301	181,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	108.3490	121.35	279,226	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2254 HX Base Yr



262 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	181,497
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	206,097
SOH/AGL Deduction	0
ASSESSED VALUE	206,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,097
TOTAL JUST VALUE	206,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,097

SALE:1:1: LOT 5 BLK B PICCADILLY PARK

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33758	ADDN SFR	142	02/12/2016
26894	MAINT/ALTR	280	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2273	4/22/2025	WD	U	I	11	100
GRANTOR: PELHAM W DAVID						
GRANTEE: PELHAM DAVID AND KA						
0763/0683	7/30/1992	WD	Q	I		71,500
GRANTOR: JANE CISSELL						
GRANTEE: W PELHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= N12 W21 S12 E21$ W52 S26 E30 FOP= S6E26 N6 W26$ E30 BAS= E17 N7W17 S7$ N7 E17 N19$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		RSF-	1173.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.68 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS