COMM 1385.06 FT W OF SE COR OF N
N 1111.97 FT FOR POB, RUN N 221.
FT, S 222.9 FT, W 641.35 FT TO P

PEARCE ELIZABETH
222 SW SELLERS WAY
LAKE CITY, FL 32025

2025

28-4S-17-08810-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		2.5 100
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	05	05

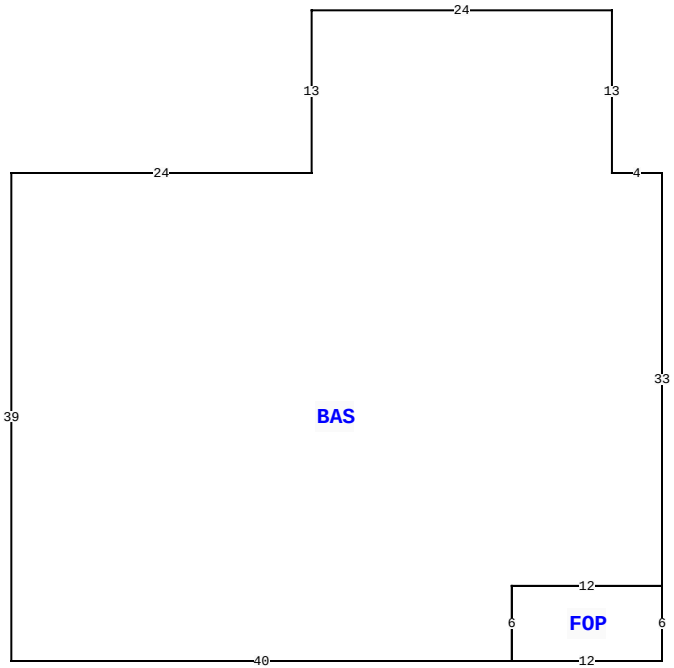
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100		2,268	181,784
FOP	72	30		22	1,763
TOTALS	2,340			2,290	183,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	110.0950	123.31	282,380	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2268 HX Base Yr 2023



222 SW SELLERS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,547
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		33,400
TOTAL MARKET VALUE		217,897
SOH/AGL Deduction		20,061
ASSESSED VALUE		197,836
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		92,114
TOTAL JUST VALUE		217,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043018	Roof Replacement	12,530	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2584	1/25/2023	LE	U	I	14	100
GRANTOR: PEARCE ELIZABETH F (E						
GRANTEE: HARDEN ELAINE P (RM						
1477/366	10/12/2022	LE	U	I	14	100
GRANTOR: PEARCE ELIZABETH F (E						
GRANTEE: PEARCE ROBIN (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S39 E40 FOP= E12 N6 W12 S6$ N6 E12 N33 W4 N13 W24 S13$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 950

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	100		A-1	0.00	0.00	3.34	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,400							

REVIEW DATE 06/28/2017 BY DF Total Acres: 3.34 Total Land Value: 33,400 Market: 0 Agricultural: 0 Common: 33,400 PRINTED 08/27/2025 BY SYS