A 1/2 AC LOT IN SE COR OF BLK
3 DORTCH'S SURVEY BEING 105 FT
N & S BY 210 FT E & W MOL.

GRICE LANELL/MCCLAIN LESSIE MAE
P O BOX 3443
LAKE CITY, FL 32056-3443

2026

33-3S-17-06343-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

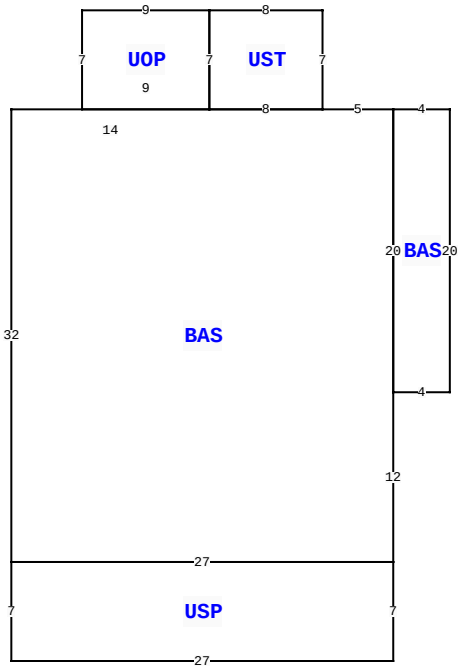
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	5,176
BAS	864	100		864	55,903
UOP	63	20		13	841
USP	189	35		66	4,270
UST	56	45		25	1,618
TOTALS	1,252			1,048	67,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,048	105.0400	117.64	123,287	1920	1920	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2003 Heated Area: 944 HX Base Yr 2003



169 NE BRISTOL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,835
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		3,100
TOTAL MARKET VALUE		92,185
SOH/AGL Deduction		50,722
ASSESSED VALUE		41,463
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,463
TOTAL JUST VALUE		92,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049384	Roof Replacement	10,100	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0939/1150	12/31/2000	FS	Q	I	01	100
GRANTOR: LARRY GRICE DIANCE G						
GRANTEE: LANELL GRICE & LESS						
0927/0027	12/31/2000	FS	Q	I	01	100
GRANTOR: HEIRS OF SHERMAN SCOT						
GRANTEE: LANLL GRICE & LESSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UST= N7 W8 S7 E8 $ W8 UOP= N7 W9 S7 E9$ W14 S32 USP= S7 E27 N7 W27$ E27 N12 BAS= E4 N20 W4 S20$ N20 $.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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		00	0.00	0.00	12,399.00	SF		1.00	1.00	1.00	0.25	0.25	3,100							

REVIEW DATE 01/12/2016 BY DF Total Acres: 0.28 Total Land Value: 3,100 Market: 0 Agricultural: 0 Common: 3,100 PRINTED 10/02/2025 BY SYS

A 1/2 AC LOT IN SE COR OF BLK
3 DORTCH'S SURVEY BEING 105 FT
N & S BY 210 FT E & W MOL.

GRICE LANELL/MCCLAIN LESSIE MAE
P O BOX 3443
LAKE CITY, FL 32056-3443

2026

33-3S-17-06343-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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
Quality	05	05

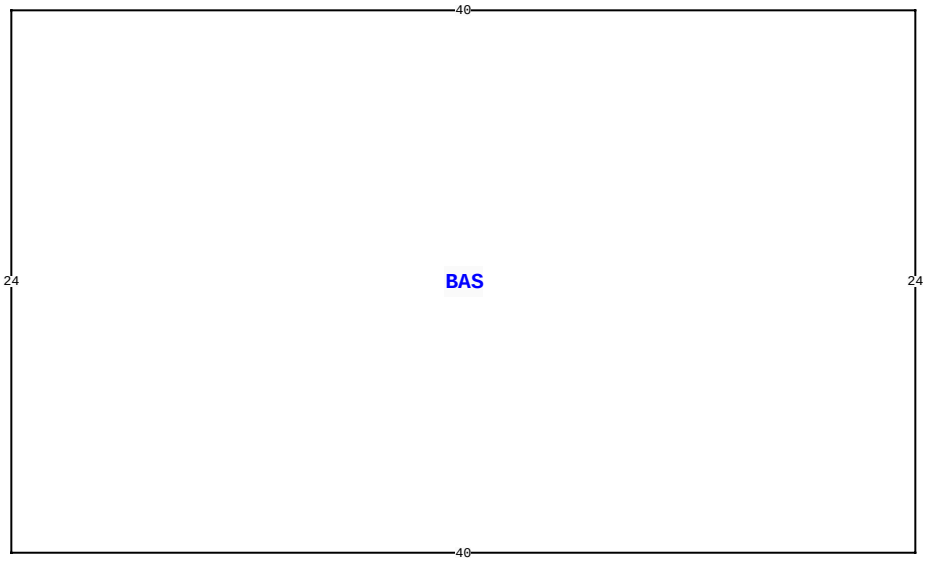
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,027
TOTALS	960			960	20,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	115.9000	69.54	66,758	1991	1991	10	0	0	60.00	30.00

2 MOBILE HME 0% - 2003 Heated Area: 960 HX Base Yr 2003



169 NE BRISTOL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,835
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		3,100
TOTAL MARKET VALUE		92,185
SOH/AGL Deduction		50,722
ASSESSED VALUE		41,463
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,463
TOTAL JUST VALUE		92,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0939/1150	12/31/2000	FS	Q	I	01	100
GRANTOR: LARRY GRICE DIANCE G						
GRANTEE: LANELL GRICE & LESS						
0927/0027	12/31/2000	FS	Q	I	01	100
GRANTOR: HEIRS OF SHERMAN SCOT						
GRANTEE: LANLL GRICE & LESSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/12/2016 BY DF Total Acres: 0.28 Total Land Value: 3,100 Market: 0 Agricultural: 0 Common: 3,100 PRINTED 10/02/2025 BY SYS