(AKA PART LOT 1 CATALINA S/D):
COMM NW COR OF LOT 1 EASTSIDE VI
FT FOR POB, RUN E 142.82 FT TO W

BAEHRLE ROBERT ALAN/BAEHRLE CYNTHIA WELSH
142 SE PEARL TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

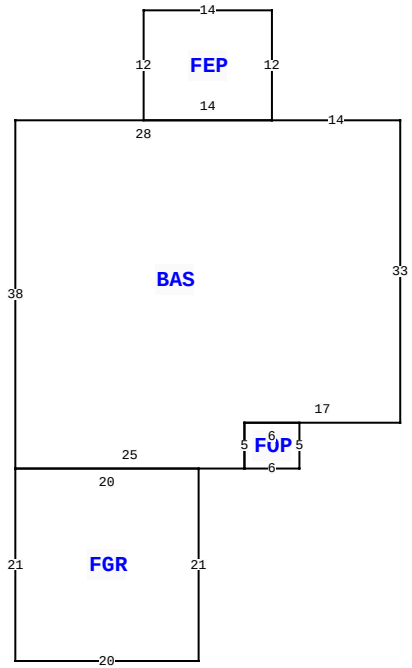
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	34317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100		1,511	140,536
FEP	168	80		134	12,463
FGR	420	55		231	21,485
FOP	30	30		9	837
TOTALS	2,129			1,885	175,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	109.9890	123.19	232,213	1995	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2024 Heated Area: 1511 HX Base Yr 2024



142 SE PEARL 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		175,321
TOTAL MARKET OB/XF VALUE		1,166
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		198,987
SOH/AGL Deduction		103,630
ASSESSED VALUE		95,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,635
TOTAL JUST VALUE		198,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045119	Roof Replacement	11,000	08/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2233	3/31/2023	WD	Q	I	01	225,000
GRANTOR: WILLIAMS VIVIAN K LIV						
GRANTEE: BAEHRLE ROBERT ALAN						
1463/2036	4/06/2022	WD	U	I	11	100
GRANTOR: WILLIAMS VIVIAN K						
GRANTEE: WILLIAMS VIVIAN K L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N12 W14 S12 E14 $ W28 S38 FGR= S21 E20 N21 W20$
E25 FOP= E6 N5 W6 S5$ N5 E17 N33$.

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	0166	CONC,PAVMT	0	100	0	0	777.00	UT	1.50	1.50	100	1995	1995	3	100	1,166	

LAND DESCRIPTION

TOTAL OB/XF 1,166

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/27/2023 BY TP Total Acres: 0.24 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS