LOT 1 EASTSIDE VILLAGE S/D & A P
CATALINA S/D DESC AS FOLLOWS: BE
LOT 1, EASTSIDE VILLAGE S/D RUN

SWISHER SANDRA
164 SE PEARL TER
LAKE CITY, FL 32025

2025

34-3S-17-07018-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

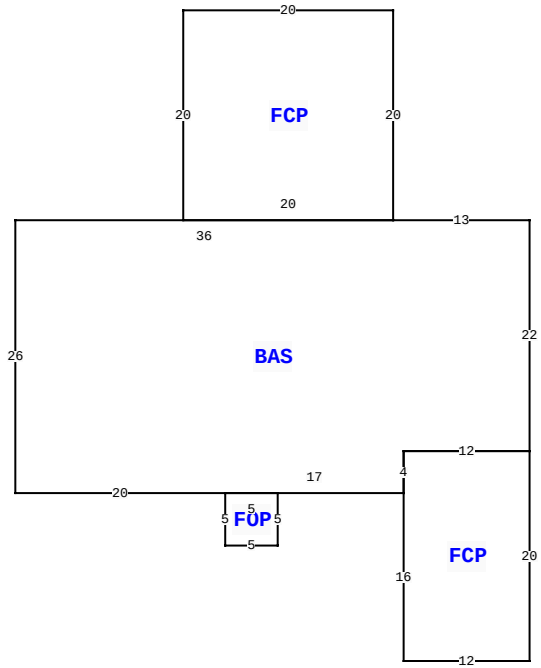
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100		1,226	111,925
FCP	240	25		60	5,478
FCP	400	25		100	9,129
FOP	25	30		8	731
TOTALS	1,891			1,394	127,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,394	125.4000	140.45	195,787	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1226 HX Base Yr 2024



164 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		127,262
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		150,562
SOH/AGL Deduction		77,538
ASSESSED VALUE		73,024
TOTAL EXEMPTION VALUE	HX HB SX	71,048
BASE TAXABLE VALUE		1,976
TOTAL JUST VALUE		150,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047132	Roof Replacement	14,375	05/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/786	4/28/2023	LE	U	I	14	100
GRANTOR: SWISHER SANDRA						
GRANTEE: SWISHER MASON						
1488/2702	4/20/2023	WD	Q	I	01	162,500
GRANTOR: NEWMAN-KIRBY STEPHANI						
GRANTEE: SWISHER SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FCP= N20 W20 S20 E20$ W36 S26 E20 FOP= S5 E5 N5 W5$ E17 FCP= S16 E12 N20 W12 S4$ N4 E12 N22$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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 07/07/2023 BY ME Total Acres: 0.25 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/16/2025 BY SYS