LOT 3 EASTSIDE VILLAGE S/D.
660-602, 739-669, 752-527, DC 88

SMITH LINDA CAROL
186 SE PEARL TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

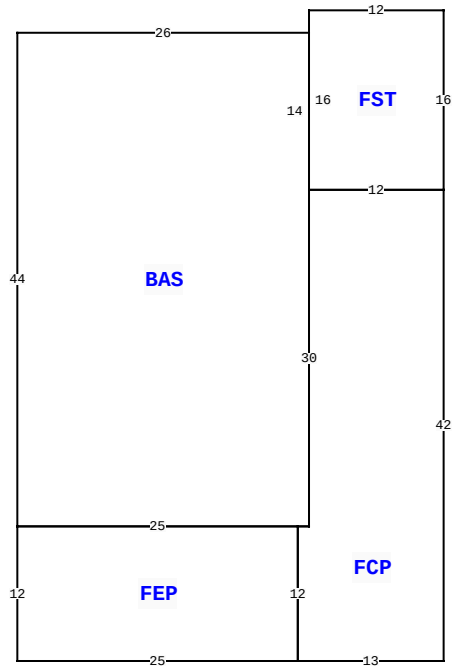
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,144	100		1,144	31,822
FCP	516	25		129	3,588
FEP	300	85		255	7,093
FST	192	55		106	2,948
TOTALS	2,152			1,634	45,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,634	115.9000	69.54	113,628	1987	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1144 HX Base Yr 2016



186 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		45,451
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		68,251
SOH/AGL Deduction		28,436
ASSESSED VALUE		39,815
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		9,815
TOTAL JUST VALUE		68,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043016	Roof Replacement	8,075	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/1742	7/23/2015	WD	Q	I	01	45,000
GRANTOR: JANICE IRWIN						
GRANTEE: RALPH VAUGHN & LIND						
1244/1513	11/07/2012	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GEOR						
GRANTEE: JANICE IRWIN						

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	0	0	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S44 FEP= S12 E25 N12 W25$ E25 FCP= S12 E13 N42W12 S30 W1$ E1 N30 FST= E12 N16 W12 S16$ N14$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	0200	C	MBL HM	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 02/08/2017 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS