LOT 8 EASTSIDE VILLAGE S/D.
681-566, DC 877-2085, 881-2301,

BRUNO-LOPEZ ELIZABETH/BRUNO ESTHER
244 SE PEARL TERR
LAKE CITY, FL 32025

2025

34-3S-17-07018-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

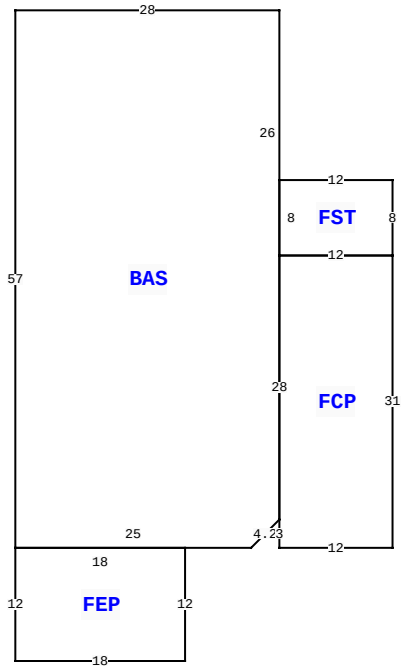
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	121,185
FCP	372	25		93	7,079
FEP	216	80		173	13,169
FST	96	55		53	4,035
TOTALS	2,276			1,911	145,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	104.5660	117.11	223,797	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1592 HX Base Yr 2016



244 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		145,468
TOTAL MARKET OB/XF VALUE		452
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		168,420
SOH/AGL Deduction		73,047
ASSESSED VALUE		95,373
TOTAL EXEMPTION VALUE	HX HB SX	95,373
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		168,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053525	Roof Replacement	27,101	07/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1300	4/11/2023	WD	U	I	11	100
GRANTOR: BRUNO-LOPEZ ELIZABETH						
GRANTEE: BRUNO-LOPEZ ELIZABE						
1212/0679	3/25/2011	WD	U	I	16	57,000
GRANTOR: JANET MCCONINI						
GRANTEE: ELIZABETH BRUNO-LOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S57 FEP= S12 E18 N12 W18$ E25 R3 U3 FCP= S3 E12 N31 W12 S28$ N28 FST= E12N8 W12 S8$ N26$.

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	430.00	UT	1.05	1.05	100	0	0	3	100	452	

LAND DESCRIPTION

TOTAL OB/XF 452

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 02/08/2017 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/15/2025 BY SYS