LOT 10 EASTSIDE VILLAGE S/D.
747-839, 757-1914, DC 1270-422,

YOCUM LINDA J
266 SE PEARL TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

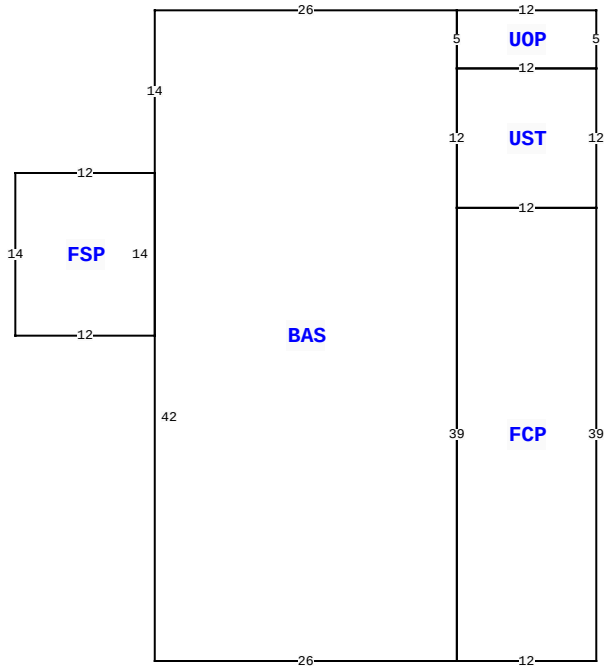
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,456	100		1,456	40,500
FCP	468	25		117	3,254
FSP	168	40		67	1,864
UOP	60	25		15	417
UST	144	45		65	1,808
TOTALS	2,296			1,720	47,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,720	115.9000	69.54	119,609	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1456 HX Base Yr 1995



266 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		47,844
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		70,844
SOH/AGL Deduction		36,358
ASSESSED VALUE		34,486
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		4,486
TOTAL JUST VALUE		70,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041980	Roof Replacement	5,880	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1454/2738	12/15/2021	LE	U	I	14	100
GRANTOR: YOCUM LINDA J						
GRANTEE: PERRY KAREN ANN YOC						
1303/1146	10/27/2015	LE	U	I	14	100
GRANTOR: LINDA J YOCUM (LIFE E						
GRANTEE: KAREN ANNYOCUM PERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 FSP= W12 S14 E12 N14$ S42 E26 FCP= E12 N39W12 S39$ N39 UST= E12 N12 W12S12$ N12 UOP= E12 N5 W12 S5$ N5$.

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	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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 06/21/2021 BY JS Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS