LOT 13 EASTSIDE VILLAGE S/D.
648-786, 897-2169, PROB #01-235-

GLENN HILDA F
300 SE PEARL TER
LAKE CITY, FL 32025

2025

34-3S-17-07018-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

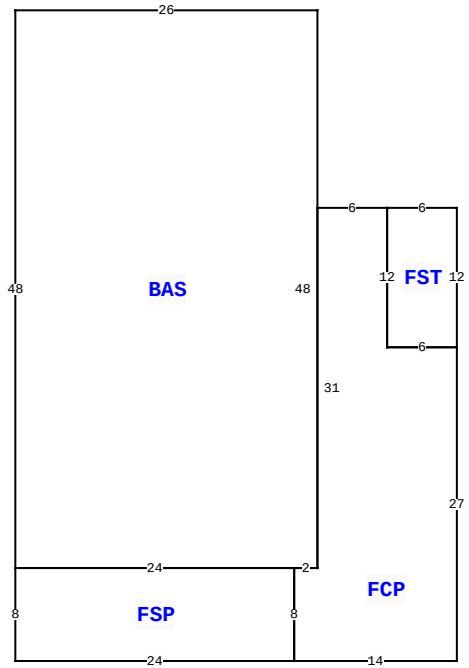
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,248	100		1,248	81,551
FCP	412	25		103	6,730
FSP	192	40		77	5,031
FST	72	55		40	2,614
TOTALS	1,924			1,468	95,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,468	126.3900	118.81	174,413	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1248 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

300 SE PEARL TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,927
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		120,327
SOH/AGL Deduction		32,876
ASSESSED VALUE		87,451
TOTAL EXEMPTION VALUE	HX HB WX SX	87,451
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		120,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2224	10/20/2021	WD	Q	I	01	90,000
GRANTOR: BENNETT LAURA D						
GRANTEE: GLENN HILDA F						
1442/1178	7/15/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LINWO						
GRANTEE: BENNETT LAURA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S48 FSP= S8 E24 N8 W24$ E24 FCP= S8 E14 N27 FST= N12 W6 S12 E6$ W6 N12 W6S31 W2$ E2 N48$.

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	
2	0296	SHED METAL	0	100	10	16	160.00	UT	10.00	10.00	100	2009	2009	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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 11/18/2021 BY CP Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/11/2025 BY SYS