LOT 14 EASTSIDE VILLAGE S/D.
748-091, 752-173, WD 1054-1215

MARTIN MICHAEL B
312 SE PEARL TER
LAKE CITY, FL 32025-1869

2026

34-3S-17-07018-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

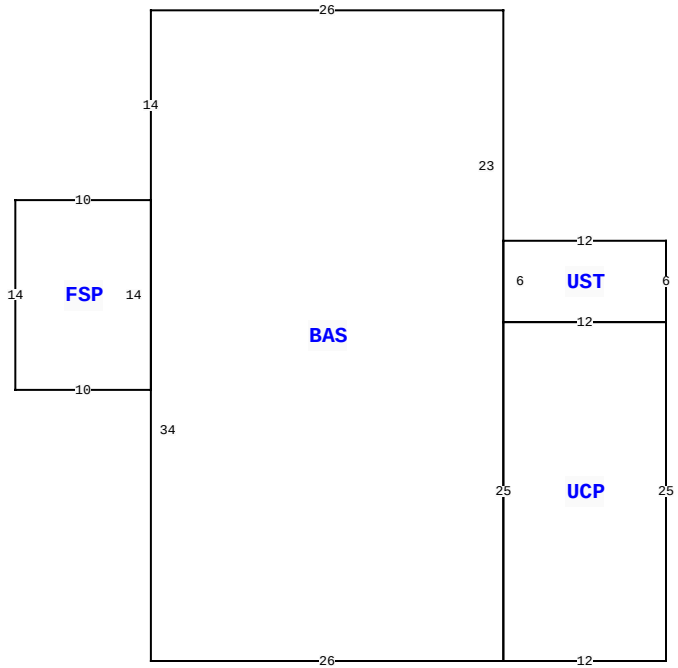
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,248	100		1,248	75,490
FSP	140	40		56	3,387
UCP	300	20		60	3,629
UST	72	45		32	1,935
TOTALS	1,760			1,396	84,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,396	117.0000	109.98	153,532	1987	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1248 HX Base Yr 2019



312 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		84,443
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		107,343
SOH/AGL Deduction		54,725
ASSESSED VALUE		52,618
TOTAL EXEMPTION VALUE	HX HB	27,618
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,343

XFOB:5:1: TROP MH/ID#N23360A&B-ON DEED & RP'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1340/1832	7/12/2017	WD	Q	I	01	65,000
GRANTOR: MARY F WAGNER & ROSEM						
GRANTEE: MICHAEL B MARTIN						
1054/1215	8/08/2005	WD	Q	I		62,000
GRANTOR: HOHMANN						
GRANTEE: REESE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 FSP= W10 S14 E10 N14$ S34 E26 UCP= E12 N25W12 S25$ N25 UST= E12 N6 W12 S6$ N23$.

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	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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