LOT 17 EASTSIDE VILLAGE S/D.

ORB 738-134, TRUST DEED ORB

LIBERATO VINCENT/TOMSEY CANDACE
3356 SW CO RD 18
FORT WHITE, FL 32038-3324

2025

34-3S-17-07018-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

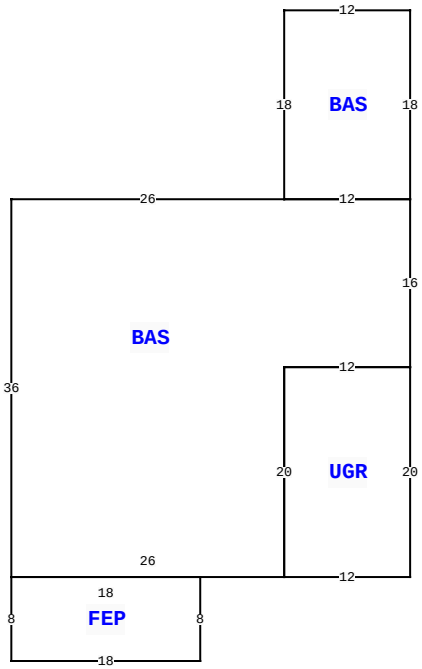
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	216	100		216	17,451
BAS	1,128	100		1,128	91,129
FEP	144	80		115	9,290
UGR	240	45		108	8,725
TOTALS	1,728			1,567	126,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	110.9760	124.29	194,762	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1344 HX Base Yr



346 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	126,595
TOTAL MARKET OB/XF VALUE	420
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	149,515
SOH/AGL Deduction	11,395
ASSESSED VALUE	138,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,120
TOTAL JUST VALUE	149,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30850	MAINT/ALTR	30	03/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1271/1337	3/11/2014	QC	U	I	11	100
GRANTOR: VINCENT LIBERATO						
GRANTEE: VINCENT LIBERATO &						
1210/2571	2/28/2011	PR	U	I	19	55,600
GRANTOR: BILLIE JUNE VINING ES						
GRANTEE: VINCENT & LUCILLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S36 FEP= S8 E18 N8W18$ E26 UGR= E12 N20 W12 S20$ N20 E12 N16 BAS= N18 W12 S18 E12$ W12$.

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	0	11	24	264.00	UT	1.40	1.40	100	0	0	3	100	370	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 420

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	0		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 08/05/2025 BY SYS