LOT 22 EASTSIDE VILLAGE S/D.
ORB 746-359, DC ORB 817-555,
827-886, 830-374, QC 1126-1140

MCMILLIAN LETHA B
309 SE PEARL TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

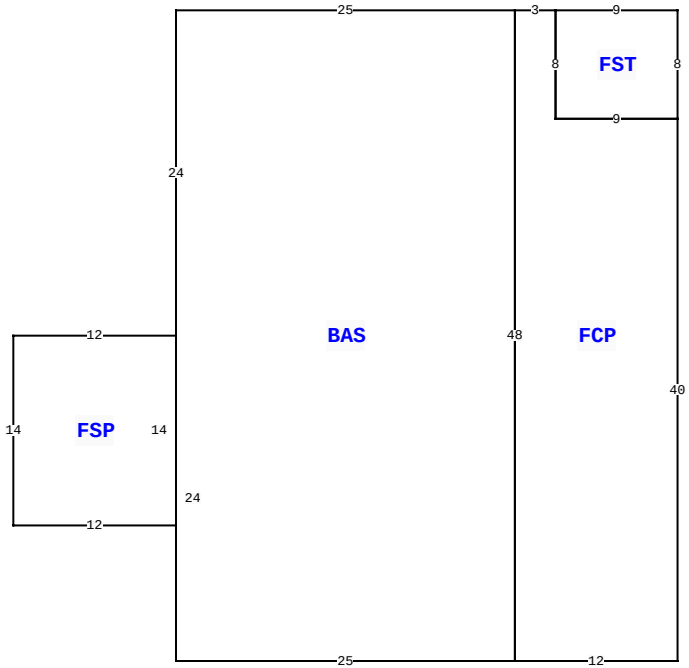
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,200	100		1,200	33,062
FCP	504	25		126	3,472
FSP	168	40		67	1,846
FST	72	55		40	1,102
TOTALS	1,944			1,433	39,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,433	114.8000	68.88	98,705	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 1200 HX Base Yr 2014



309 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		39,482
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		62,282
SOH/AGL Deduction		31,590
ASSESSED VALUE		30,692
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,692
TOTAL JUST VALUE		62,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,282

XFOB:5:1: NEWG MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1247/1402	1/07/2013	WD	U	I	40	50,000
GRANTOR: DAVID COURSON						
GRANTEE: LETHA R MCMILLIAN						
1239/1869	8/01/2012	WD	U	I	38	20,000
GRANTOR: ISRAEL & MARTHA SANTI						
GRANTEE: DAVID COURSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S24 FSP= W12 S14 E12 N14$ S24 E25 FCP= E12 N40FST= N8 W9 S8 E9$ W9 N8 W3 S48$ 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	

LAND DESCRIPTION

TOTAL OB/XF 300

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: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS