LOT 23 EASTSIDE VILLAGE S/D.
650-761, 789-178, WD 1433-2537,

HENDRICKS MONICA
297 SE PEARL TERR
LAKE CITY, FL 32025

2025

34-3S-17-07018-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

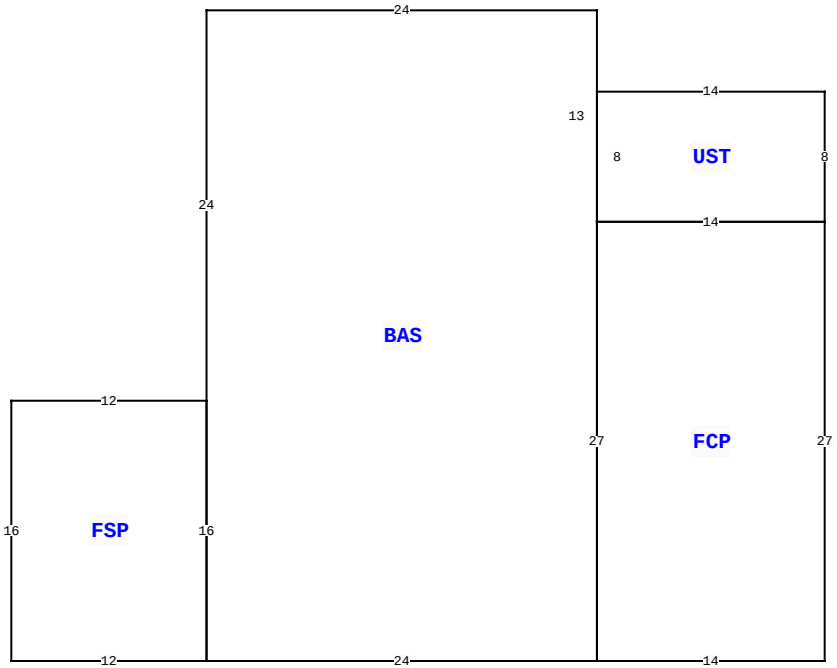
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	960	100		960	59,055
FCP	378	25		94	5,782
FSP	192	40		77	4,737
UST	112	45		50	3,076
TOTALS	1,642			1,181	72,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,181	118.6000	67.60	79,836	1987	2019	0	0	0	9.00	91.00

1 MOBILE HME - 100% - 2022 Heated Area: 960 HX Base Yr 2022



297 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		72,651
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		95,451
SOH/AGL Deduction		51,267
ASSESSED VALUE		44,184
TOTAL EXEMPTION VALUE	HX HB WX SX	30,000
BASE TAXABLE VALUE		14,184
TOTAL JUST VALUE		95,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2537	3/31/2021	WD	Q	I	01	79,000
GRANTOR: HAMILTON JOSEPH C &						
GRANTEE: HENDRICKS MONICA						
0789/0178	4/15/1994	WD	U	I	12	45,000
GRANTOR: LEO W & DOROTHY M MOR						
GRANTEE: JOSEPH C HAMILTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 FSP= W12 S16 E12 N16$ S16 E24 FCP= E14 N27W14 S27$ N27 UST= E14 N8 W14 S8$ N13$.

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	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 05/06/2025 BY SYS