LOT 27 EASTSIDE VILLAGE S/D.
680-667, 695-84, 770-2291, 786-3

**PAXSON LINDA**
243 SE PEARL TER
LAKE CITY, FL 32025

**2026**

**34-3S-17-07018-127**

## BUILDING CHARACTERISTICS

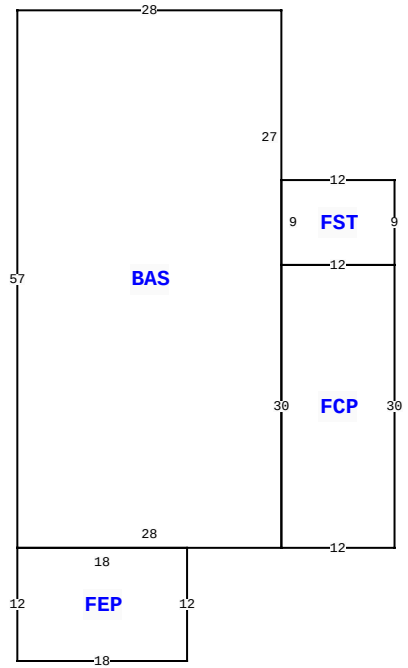
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 1,596 | 100 | | 1,596 | 139,472 |
| FCP | 360 | 25 | | 90 | 7,865 |
| FEP | 216 | 80 | | 173 | 15,118 |
| FST | 108 | 55 | | 59 | 5,156 |
| TOTALS | 2,280 | | | 1,918 | 167,610 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,918 | 113.4900 | 127.11 | 243,797 | 1989 | 2000 | 0 | 0 | 0 | 31.25 | 68.75 |

1 SINGLE FAM 100% - 2024 Heated Area: 1596 HX Base Yr 2024




243 SE PEARL TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 167,610 |
| TOTAL MARKET OB/XF VALUE | | 2,800 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 192,910 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 192,910 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 137,188 |
| TOTAL JUST VALUE | | 192,910 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 195,958 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38388 | MAINT/ALTR | 75 | 07/22/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/643 | 9/26/2022 | WD | Q | I | 01 | 205,000 |
| GRANTOR: BRISTO SANDRA LOUISE | | | | | | |
| GRANTEE: PAXSON LINDA | | | | | | |
| 1415/1747 | 7/16/2020 | WD | Q | I | 01 | 150,000 |
| GRANTOR: MARCIA ANN CALDWELL | | | | | | |
| GRANTEE: SANDRA SNYDER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S57 FEP= S12 E18 N12 W18$ E28 FCP= E12 N30 W12 S30$ N30 FST= E12 N9 W12S9$ N27$.

## 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 | 1,800 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,800

| 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 | 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 11/03/2022 BY ME Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/13/2025 BY SYS