LOT 93 EASTSIDE VILLAGE S/D.
716-033, 798-1712, 803-389, 915-

GRAY JOSEPH/GRAY PAMELA
153 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-193

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

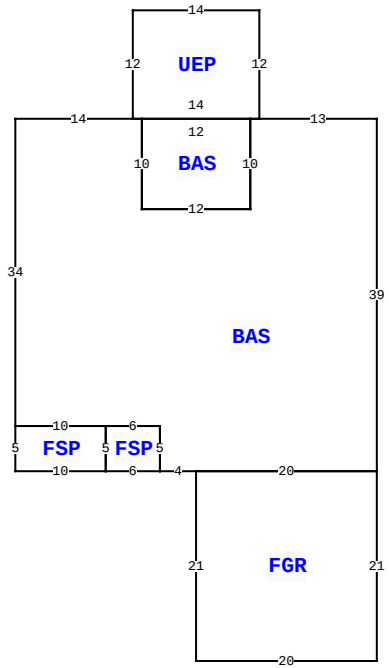
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	120	100		120	9,769
BAS	1,360	100		1,360	110,712
FGR	420	55		231	18,805
FSP	30	40		12	977
FSP	50	40		20	1,628
UEP	168	60		101	8,222
TOTALS	2,148			1,844	150,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	111.8180	125.24	230,943	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1480 HX Base Yr 2024



153 SE TRISTIN LN, 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		150,113
TOTAL MARKET OB/XF VALUE		4,190
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		176,803
SOH/AGL Deduction		0
ASSESSED VALUE		176,803
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,081
TOTAL JUST VALUE		176,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1994	1/17/2023	WD	Q	I	01	198,900
GRANTOR: BEARD JOHN R						
GRANTEE: GRAY JOSEPH						
1378/0895	2/12/2019	LE	U	I	14	100
GRANTOR: JOHN R & NANCY E BEAR						
GRANTEE: SEAN P BEARD (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W1 S10 W12 N10 W14 S34 E10 E6 S5 E4 E20 N39 $
FGR=[ORIG=-20,39] S21 E20 N21 W20 $
UEP=[ORIG=-13,0] N12 W14 S12 E14 $
BAS=[ORIG=-14,0] W12 S10 E12 N10 $
FSP=[ORIG=-40,34] S5 E10 N5 W10 $
FSP=[ORIG=-30,34] S5 E6 N5 W6 $
.

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	676.00	UT	2.50	2.50	100	1995	1995	3	100	1,690	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 4,190

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 02/23/2023 BY ME Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS