

LOT 10 EASTSIDE VILLAGE UNIT 4
790-561, DC 917-1547, QC 1127-23

BRADY-PEWETT MARY FRANCES/PEWETT OTIS DEE
244 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-410



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		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
BAS	1,564	100	
FGR	460	55	
TOTALS		2,024	1,817

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	832.00	UT	1.40	1.40

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,817	106.7220	119.53	217,186	1994	1994	0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 1564 HX Base Yr 2014											
34 46 34 26 20 23 20 BAS FGR											
244 SE TRISTIN LN, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

TOTAL OB/XF											
1,165											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	832.00	UT	1.40	1.40	100	0

TOTAL OB/XF											
1,165											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		141,171	
TOTAL MARKET OB/XF VALUE		1,165	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		164,836	
SOH/AGL Deduction		60,385	
ASSESSED VALUE		104,451	
TOTAL EXEMPTION VALUE		100,722	
BASE TAXABLE VALUE		3,729	
TOTAL JUST VALUE		164,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1548/1553	9/02/2025	LE U	I	I	14	100	
GRANTOR: BRADY-PEWETT MARY FRA							
GRANTEE: BRADY-PEWETT MARY F							
1233/0681	9/26/2011	WD U	I	I	11	100	
GRANTOR: JOSEPH R LEBEAU & MAR							
GRANTEE: JOSEPH R LEBEAU & M							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W46 S34 E26 FGR= S23 E20 N23 W20\$ E20 N34\$.									