LOT 8 BLOCK 8 COUNTRY CLUB ESTAT

489-726, 803-1487, 899-110, 949-

PEARCE LOIS E LIVING TRUST
573 SW MOONSHADOW GLEN
LAKE CITY, FL 32025

2026

34-3S-17-07177-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

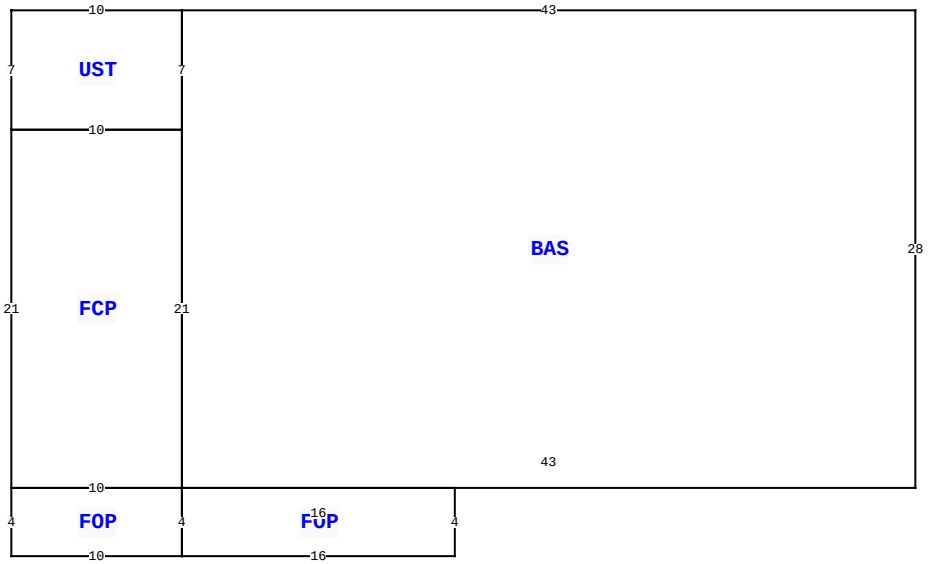
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100		1,204	88,512
FCP	210	25		52	3,823
FOP	40	30		12	882
FOP	64	30		19	1,397
UST	70	45		32	2,352
TOTALS	1,588			1,319	96,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,319	100.9800	113.10	149,179	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1204 HX Base Yr



355 SE COUNTRY CLUB RD, 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	96,966
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	115,966
SOH/AGL Deduction	1,662
ASSESSED VALUE	114,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,304
TOTAL JUST VALUE	115,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,966

SALE:3:1: SALE TOO LOW

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1213/1473	3/15/2011	WD	U	I	11	100

GRANTOR: LOIS PEARCE

GRANTEE: LOIS E PEARCE & E W

0949/2339	3/22/2002	WD	Q	I	01	24,700

GRANTOR: SHELTON

GRANTEE: LOIS PEARCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UST= W10 S7 E10 N7$S7 FCP= W10 S21 FOP= S4 E10 N4 W10$ E10 N21$ S21 FOP= S4 E16 N4 W16$ E43N28$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		RSF-2	80.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/23/2017 BY DF Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS