LOT 2 BLOCK B EASTSIDE VILLAGE U
687-162, 821-893, 865-630, DC 10

DECANT RAY JOSEPH LIVING TRUST EXECUTED ON APRIL 2
387 SE PARL TER
LAKE CITY, FL 32025

2026

34-3S-17-07592-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

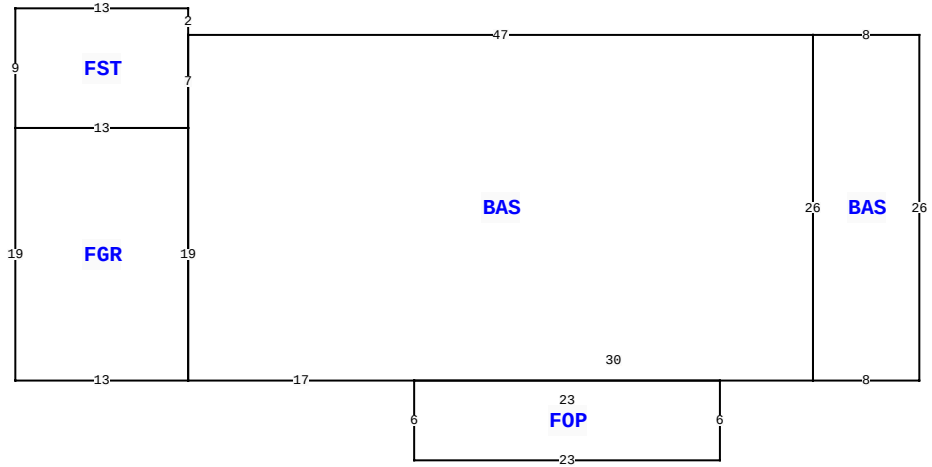
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100		208	18,282
BAS	1,222	100		1,222	107,405
FGR	247	55		136	11,954
FOP	138	30		41	3,604
FST	117	55		64	5,625
TOTALS	1,932			1,671	146,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	109.7600	135.22	225,953	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1430 HX Base Yr



387 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	146,869
TOTAL MARKET OB/XF VALUE	420
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	172,039
SOH/AGL Deduction	0
ASSESSED VALUE	172,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,039
TOTAL JUST VALUE	172,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/1597	4/26/2024	WD	Q	I	01	184,000
GRANTOR: RUCKER PHILLIP						
GRANTEE: DECANT RAY JOSEPH L						
1423/2639	11/12/2020	WD	Q	I	01	135,000
GRANTOR: JAMES D & SHARON J JO						
GRANTEE: PHILLIP & SHARON RU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FST= N2 W13 S9 E13 N7$ S7 FGR= W13 S19 E13 N19$ S19 E17 FOP= S6 E23 N6 W23$ E30 BAS= E8 N26 W8 S26 $ N26$.

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	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	420	

LAND DESCRIPTION

TOTAL OB/XF 420

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	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 05/20/2024 BY TP Total Acres: 0.22 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/10/2025 BY SYS