COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, RUN W 320.29 FT, N 128.
FT, S 128.28 FT TO POB. EX .77 A

PEARCE LOIS
573 SW MOONSHADOW GLEN
LAKE CITY, FL 32025

**2026**

**35-4S-17-09030-077**

## COLUMBIA COUNTY PROPERTY



### 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 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 04 | 04 |

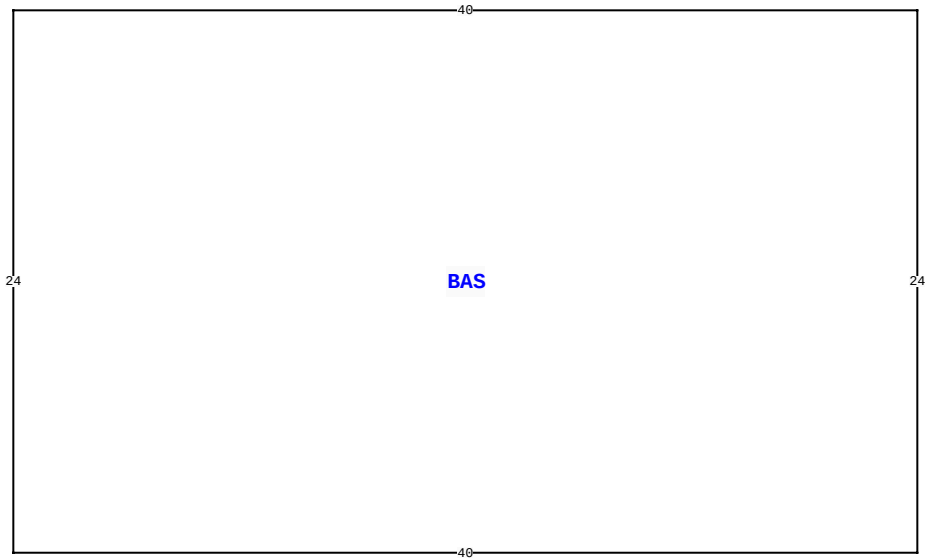
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 35417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 24,929 |
| TOTALS | 960 | | | 960 | 24,929 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 960 | 108.2050 | 64.92 | 62,323 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2022 Heated Area: 960 HX Base Yr




532 SE SETH NETTLES DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,929 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 4,760 |
| TOTAL MARKET VALUE | 36,689 |
| SOH/AGL Deduction | 4,700 |
| ASSESSED VALUE | 31,989 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 31,989 |
| TOTAL JUST VALUE | 36,689 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 36,689 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30016 | M H | 537 | 03/20/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1464/1713 | 12/20/2013 | WD | U | I | 11 | 100 |
| GRANTOR: MCCALL LEON | | | | | | |
| GRANTEE: PEARCE LOIS | | | | | | |
| 1146/0196 | 3/20/2008 | WD | Q | V | | 11,000 |
| GRANTOR: DONALD & MELISSA DUPR | | | | | | |
| GRANTEE: LEON & VERA MCCALL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

### 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 0.17 | AC | | 1.00 | 1.00 | 2.00 | 14,000.00 | 28,000.00 | 4,760 | | | | | | | |

REVIEW DATE 07/14/2017 BY DF Total Acres: 0.17 Total Land Value: 4,760 Market: 0 Agricultural: 0 Common: 4,760 PRINTED 11/19/2025 BY SYS