LOT 14 BLOCK C COLLEGE MANOR S/D
525-675, 770-2383, 773-2151, 952

LAWRENCE TRACY
123 BERRY PL
LAKE CITY, FL 32055

2026

36-3S-17-07442-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

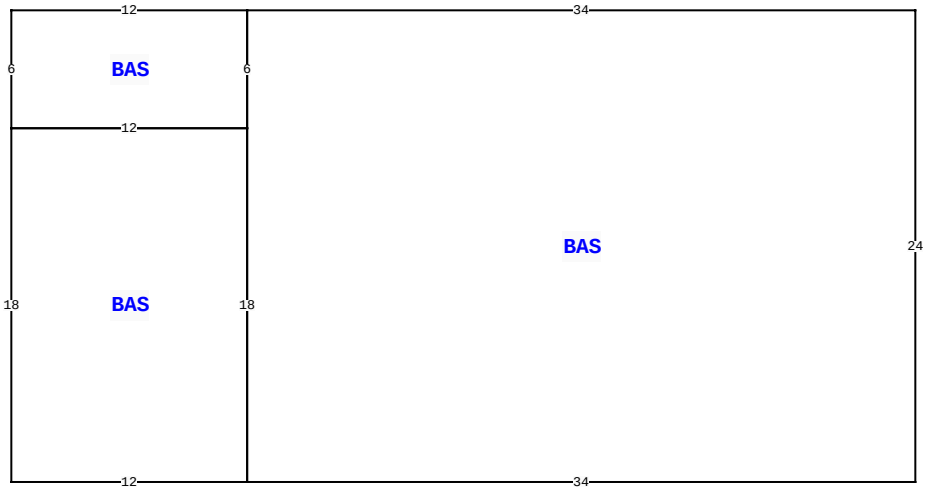
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,886
BAS	216	100		216	23,657
BAS	816	100		816	89,371
TOTALS	1,104			1,104	120,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,104	115.5660	129.43	142,891	1966	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2022 Heated Area: 1104 HX Base Yr 2022



123 NE BERRY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,914
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,500
TOTAL MARKET VALUE		126,414
SOH/AGL Deduction		14,589
ASSESSED VALUE		111,825
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		56,103
TOTAL JUST VALUE		126,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,886

SALE:2:1: CERTIFICATE OF TITLE $.70 STAMPS

SALE:1:1: LOT 14 BLOCK C COLLEGE MANOR UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1548	8/30/2021	WD	Q	I	01	110,000
GRANTOR: MAI LUCILLE E TRUST						
GRANTEE: LAWRENCE TRACY						
1395/0209	9/19/2019	WD	Q	I	01	80,000
GRANTOR: JAMES M & VERONICA A						
GRANTEE: TIMOTHY E MAI TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S6 S18 E34 N24 $
BAS=[ORIG=-34,6] W12 S18 E12 N18 $
BAS=[ORIG=-34,0] W12 S6 E12 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.17 Total Land Value: 5,500 Market: 0 Agricultural: 0 Common: 5,500 PRINTED 11/07/2025 BY SYS