NW DIV: ALL BLOCK 76.
384-83, DC 1075-1357, WD 1330-18

DONALDSON VALERIE DENISE/PEARCE CHRISTOPHER RONALD
1050 BIG JOE RD
MONTICELLO, FL 32344-0430

2027

00-00-00-11424-000

BUILDING CHARACTERISTICS

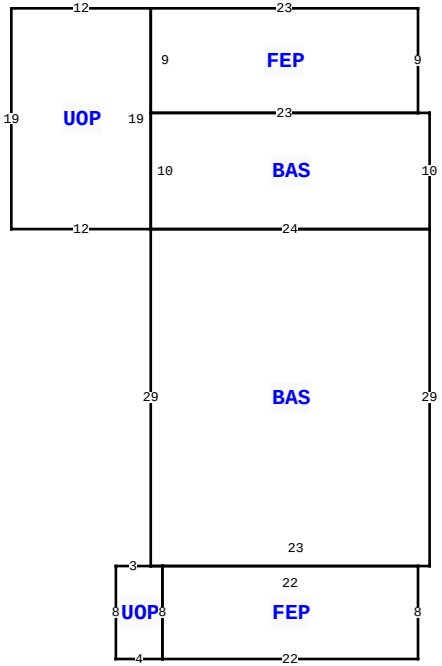
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	8,276
BAS	696	100		696	24,001
FEP	176	80		141	4,863
FEP	207	80		166	5,724
UOP	32	20		6	207
UOP	228	20		46	1,586
TOTALS	1,579			1,295	44,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,295	57.0000	62.70	81,196	1955	1955	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 2023 Heated Area: 936 HX Base Yr



716 NW LONG ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	44,658
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,725
TOTAL MARKET VALUE	55,383
SOH/AGL Deduction	0
ASSESSED VALUE	55,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,383
TOTAL JUST VALUE	55,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/659	4/28/2026	QC	U	I	11	100
GRANTOR: PEARCE JONATHAN WENDE						
GRANTEE: PEARCE CHRISTOPHER						
1535/1976	3/17/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JACK						
GRANTEE: DONALDSON VALERIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S29 UOP= W3 S8 E4 N8 W1$ E1 FEP= S8 E22 N8 W22$E23 N29$ BAS= N10 W1 FEP= N9 W23 UOP= W12 S19 E12 N19$ S9 E23$ W23 S10E24$.

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	0			0.00	0.00	1.00	AC		1.00	1.00	0.75	14,300.00	10,725.00	10,725							

REVIEW DATE 12/07/2022 BY TW Total Acres: 1.00 Total Land Value: 10,725 Market: 0 Agricultural: 0 Common: 10,725 PRINTED 11/17/2026 BY SYS