

E DIV: COMM SW COR, RUN E 119.42  
 RUN N 76 FT, W 10 FT, N 76 FT TO  
 DR, NE ALONG R/W 85 FT, S 179.50

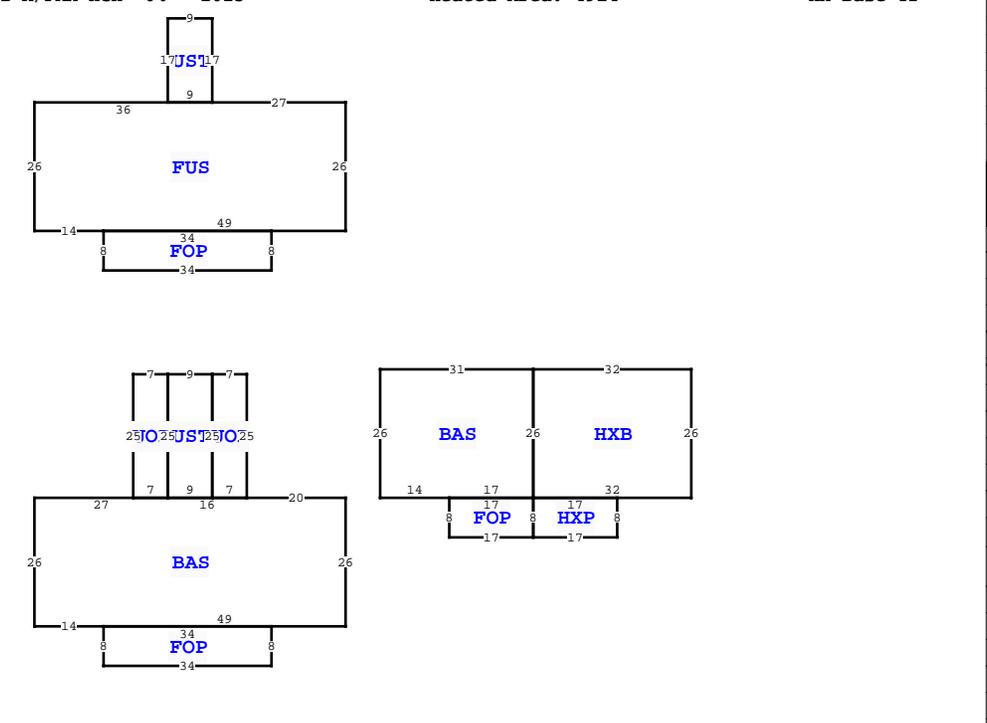
PIERCE JOHN M  
 202 SW AURORA WAY  
 LAKE CITY, FL 32025

**2026**

00-00-00-13206-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	08	ENG SPLIT 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	3.	3. 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 M/FAM HGH	0%	2025		80.25	433,350	1945	1950	0	0	50.00	50.00	



\*\* This building has 12 Sub-Areas  
 323 E DUVAL 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			216,675
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			35,096
TOTAL MARKET VALUE			252,071
SOH/AGL Deduction			0
ASSESSED VALUE			252,071
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			252,071
TOTAL JUST VALUE			252,071
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			242,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
551	ADDN SFR	50	02/21/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0775/0935	6/01/1993	WD	Q	I		120,000
GRANTOR: JAMES W PENNY						
GRANTEE: JOHN M PIERCE						
0610/0200	12/01/1986	WD	Q	I		95,000
GRANTOR:						
GRANTEE:						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100		806	32,341
BAS	1,638	100		1,638	65,725
FOP	136	30		41	1,645
FOP	272	30		82	3,291
FOP	272	30		82	3,291
FUS	1,638	100		1,638	65,725
HXB	832	100		832	33,384
HXP	136	30		41	1,645
UOP	175	20		35	1,405
UOP	175	20		35	1,405
TOTALS	6,458			5,400	216,675

L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 UOP= N25 W7 S25 E7\$W16UST= E9 N25 W9 S25\$ UOP= N25 W7 S25 E7\$ W27 S26 E14 FOP= S8 E34 N8 W34\$ E49 N26\$ PTR=N80 FUS= W27 UST= N17 W9 S17 E9\$ W36 S26 E14 FOP= S8E34 N8 W34\$ E49 N26\$ S80\$ PTR= E70 HXB= N26 W32 BAS= W31 S26 E14 FOP= S8 E17 N8 W17\$ E17 N26 \$ S26 HXP= S8 E17N8 W17\$ E32\$ W70\$.	

LAND DESCRIPTION		TOTAL OB/XF															300							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		*CG	71.00	160.00	2,836.00	SF		1.00	1.00	1.00	3.00	3.00	8,508							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	8,508.00	SF		1.00	1.00	1.25	2.50	3.13	26,588							