S DIV: LOT 3 BLOCK D OLIVIA ADDI
COR OF LOT 3 BLK D OF OLIVIA ADD
N 35.54 FT, E 33.40 FT S 10.38 F

SEBANDFI #1 LLC
P O BOX 1067
METTER, GA 30439

2026

00-00-00-13525-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

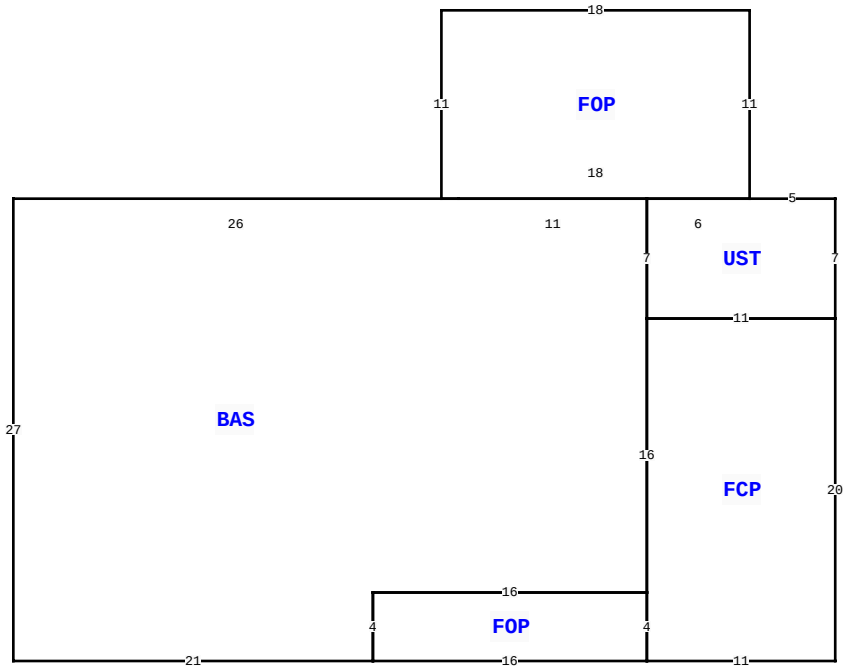
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	935	100		935	81,881
FCP	220	25		55	4,817
FOP	64	30		19	1,664
FOP	198	30		59	5,167
UST	77	45		35	3,065
TOTALS	1,494			1,103	96,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,103	113.7300	127.38	140,500	1960	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2023 Heated Area: 935 HX Base Yr



1093 SE PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	96,594
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	8,645
TOTAL MARKET VALUE	106,539
SOH/AGL Deduction	0
ASSESSED VALUE	106,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,539
TOTAL JUST VALUE	106,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
252	MAINT/ALTR	50	06/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2523	5/27/2022	WD	Q	I	01	135,000
GRANTOR: VON BERMAN LUCIANA ST						
GRANTEE: SEBANDFI #1 LLC						
1363/1844	7/02/2018	QC	U	I	11	100
GRANTOR: LUCIANA STABON VON BE						
GRANTEE: LUCIANA S VON BERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S27 E21 FOP= E16 N4W16 S4$ N4 E16 FCP= S4 E11 N20 W11 S16$ N16 UST= E11 N7 W5 FOP= N11 W18 S11 E18$ W6 S7$ N7 W11$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	100.00	100.00	100	2017	2017	3	100	200	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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-3	0.00	0.00	6,200.00	SF		1.00	1.00	1.00	0.95	0.95	5,890							
2	0000	C	VAC RES	0		*RSF-3	0.00	0.00	2,900.00	SF		1.00	1.00	1.00	0.95	0.95	2,755							

REVIEW DATE 09/19/2022 BY CP Total Acres: 0.21 Total Land Value: 8,645 Market: 0 Agricultural: 0 Common: 8,645 PRINTED 03/26/2026 BY SYS