S DIV: LOT 6 BLK B MELTONS S/D.
QC 1269-405, QC 1279-939, QC 131

PEARCE ROBERT D LIVING TRUST
119 SW PLATEAU GLN
LAKE CITY, FL 32024

2027

00-00-00-13957-000

BUILDING CHARACTERISTICS

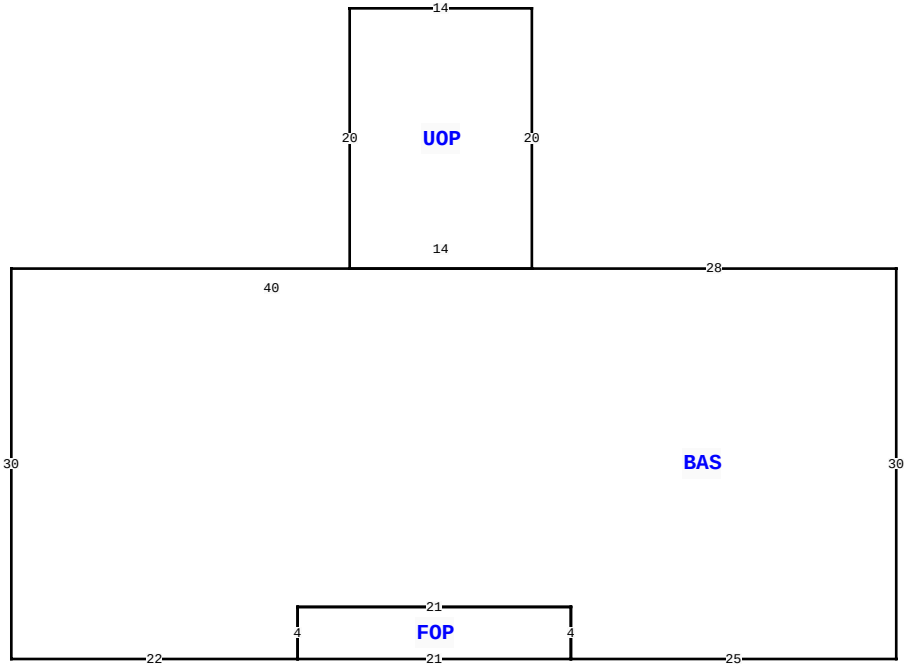
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	143,389
FOP	84	30		25	1,833
UOP	280	20		56	4,105
TOTALS	2,320			2,037	149,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	102.5290	112.78	229,733	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1956 HX Base Yr



894 SW MILLIGAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0296	SHED METAL	0	100	10	9	90.00	UT	3.50	3.50	100	1993	1993	3	100	315	
3	0294	SHED WOOD/	0	100	24	14	336.00	UT	5.50	5.50	100	1993	1993	3	100	1,848	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,326
TOTAL MARKET OB/XF VALUE		2,813
TOTAL LAND VALUE - MARKET		12,722
TOTAL MARKET VALUE		164,861
SOH/AGL Deduction		80,500
ASSESSED VALUE		84,361
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,950
TOTAL JUST VALUE		164,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
441	ADDN SFR	75	12/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/2417	2/11/2016	WD	U	I	30	100
GRANTOR: ROBERT PEARCE (RESER						
GRANTEE: ROBERT PEARCE AS TR						
1310/2415	2/11/2016	QC	U	I	11	100
GRANTOR: STACI N DUBOIS						
GRANTEE: ROBERT PEARCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N20 W14 S20 E14$ W40 S30 E22 FOP= E21 N4W21 S4$ N4 E21 S4 E25 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,813

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		*RSF-2	0.00	0.00	12,722.00	SF		1.00	1.00	1.00	1.00	1.00	12,722							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.29 Total Land Value: 12,722 Market: 0 Agricultural: 0 Common: 12,722 PRINTED 11/17/2026 BY SYS