

FOLLOWING DESC LANDS LYING IN SE  
OF 01-5S-17E, S 86.58 FT TO N R/  
DR, S 81 DEG W ALONG N R/W 307.8

PEARCE LOIS E LIVING TRUST DATED MARCH 10, 2008  
573 SW MOONSHADOW GLN  
LAKE CITY, FL 32025

2026

01-5S-17-09058-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	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
Stories	1.	1.	100
Units		0	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		18,632

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	80.0100	50.41	46,579	1984	1984	0	0	60.00	40.00
1 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr											
TOTALS 924 924 18,632											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			18,632
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			101,750
TOTAL MARKET VALUE			123,382
SOH/AGL Deduction			0
ASSESSED VALUE			123,382
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,382
TOTAL JUST VALUE			123,382
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39136	M H	0	01/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/2040	12/15/2025	WD	U	I	11	100
GRANTOR: PEARCE LOIS						
GRANTEE: PEARCE LOIS E LIVIN						
1396/2629	12/29/2014	WD	U	V	11	100
GRANTOR: LEON MCCALL						
GRANTEE: LOIS PEARCE						

EXTRA FEATURES															
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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	0		A-1	0.00	0.00	9.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,750							