LOT 16 BLOCK A EASTSIDE VILLAGE

768-467, DC 824-547, 847-556, 92

LUKER JULIA/LUKER KELLY V
406 SE PEARL TER
LAKE CITY, FL 32025

2027

03-4S-17-07592-116

BUILDING CHARACTERISTICS

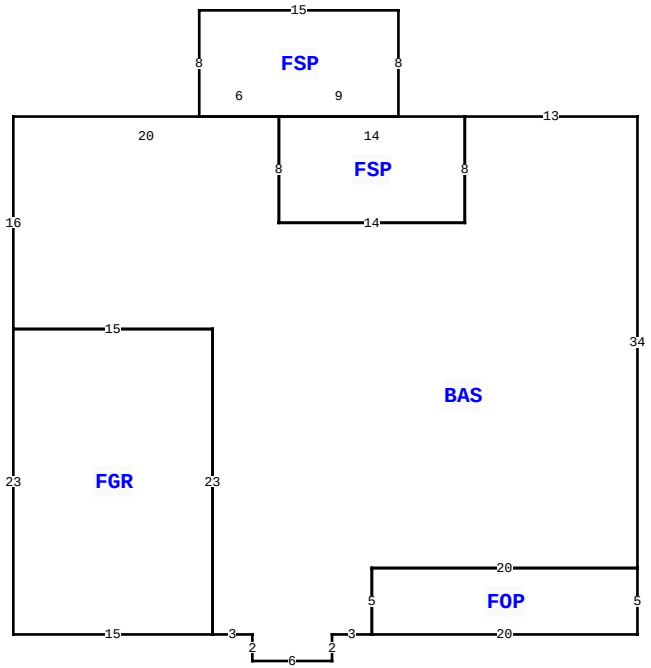
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	134,897
FGR	345	55		190	19,900
FOP	100	30		30	3,142
FSP	112	40		45	4,713
FSP	120	40		48	5,028
TOTALS	1,965			1,601	167,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	114.6420	138.72	222,091	1991	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2026 Heated Area: 1288 HX Base Yr 2026



406 SE PEARL TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,679
TOTAL MARKET OB/XF VALUE	1,376
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	193,805
SOH/AGL Deduction	0
ASSESSED VALUE	193,805
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	92,394
TOTAL JUST VALUE	193,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054222	Roof Replacement	11,282	10/10/2025
32490	MAINT/ALTR	200	11/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2381	10/03/2025	WD	Q	I	01	219,000
GRANTOR: RICHARDSON TOMMIE W						
GRANTEE: LUKER JULIA						
1535/2520	3/03/2025	LE	U	I	14	100
GRANTOR: RICHARDSON TOMMIE W (						
GRANTEE: PRUITT GLORIA J (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S8 W14 N8 W20 S16 E15 S23 E3 S2 E6 N2 E3 N5 E20 N34 $
FGR=[ORIG=-47,16] S23 E15 N23 W15 $
FSP=[ORIG=-27,0] E9 N8 W15 S8 E6 $
FSP=[ORIG=-13,0] W14 S8 E14 N8 $
FOP=[ORIG=-20,39] E20 N5 W20 S5 $
.

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	340.00	UT	1.40	1.40	100	0	0	3	100	476	
2	0296	SHED METAL	0	100	10	10	100.00	UT	9.00	9.00	100	2015	2015	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 1,376

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	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 01/16/2026 BY TP Total Acres: 0.39 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS