LOT 17 BLOCK A EASTSIDE VILLAGE
679-193, PB 1233-1020, DC 1233-1

O'NEAL PROPERTIES LLC
P O BOX 2166
LAKE CITY, FL 32056-2166

2027

03-4S-17-07592-117

BUILDING CHARACTERISTICS

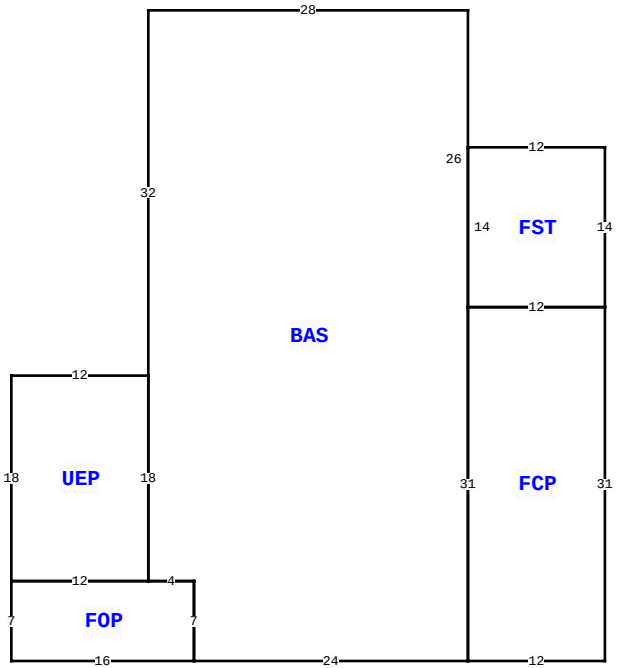
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,568	100		1,568	116,056
FCP	372	25		93	6,884
FOP	112	30		34	2,517
FST	168	55		92	6,809
UEP	216	60		130	9,622
TOTALS	2,436			1,917	141,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	94.1094	113.87	218,289	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1568 HX Base Yr



384 SE PEARL TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0	10	27	1.00	UT	0.00	0.00	100	0	0	3	100	370	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,888
TOTAL MARKET OB/XF VALUE	370
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	167,008
SOH/AGL Deduction	0
ASSESSED VALUE	167,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,008
TOTAL JUST VALUE	167,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/2197	6/28/2018	WD	U	I	11	100
GRANTOR: JOHN W & DANETTE O'NE						
GRANTEE: O'NEAL PROPERTIES L						
1338/0394	5/22/2017	WD	U	I	12	58,000
GRANTOR: SECRETARY OF VERTERAN						
GRANTEE: JOHN W & DANETTE O'						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S32 UEP= W12 S18 E12 N18$ S18 FOP= W12 S7 E16 N7 W4$ E4 S7 E24 FCP= E12 N31W12 S31$ N31 FST= E12 N14 W12S14$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 370

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.38 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS