

LOT 7 BLOCK C EASTSIDE VILLAGE U
SW COR OF LOT 7 BLK C E'SIDE VIL
S 22 DEG E ALONG EXTENSION OF W

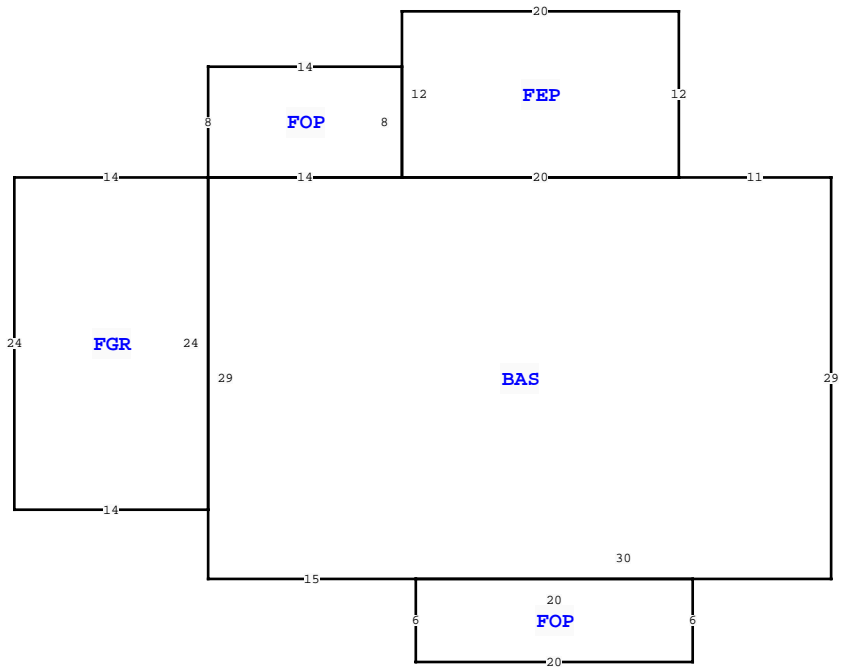
PIERSON STEVEN
677 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

03-4S-17-07592-437

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 80				
Exterior Wall	19 COMMON BRK 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 50				
Interior Floor	14 CARPET 50				
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				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	02 02 100				
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	1,305	100		1,305	126,296
FEP	240	80		192	18,582
FGR	336	55		185	17,904
FOP	112	30		34	3,290
FOP	120	30		36	3,484
TOTALS	2,113			1,752	169,556

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025									
			Heated Area: 1305				HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			169,556
TOTAL MARKET OB/XF VALUE			2,764
TOTAL LAND VALUE - MARKET			34,375
TOTAL MARKET VALUE			206,695
SOH/AGL Deduction			104,802
ASSESSED VALUE			101,893
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			50,482
TOTAL JUST VALUE			206,695
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053359	Roof Replacement	11,700	06/12/2025
9758	SFR	205	05/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1795	10/13/2024	WD	Q	I	01	257,000
GRANTOR: DOUGLASS HELEN KELLEY						
GRANTEE: PIERSON STEVEN						
1492/1987	6/05/2023	WD	Q	I	01	210,000
GRANTOR: BLACKWELDER CHRISTINE						
GRANTEE: DOUGLASS LAWRENCE R						

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	0166	CONC, PAVMT	0	100	0	0			782.00	UT	2.00				1,564	
2	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				400	
3	0296	SHED METAL	0	100	0	0			1.00	UT	800.00				800	

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.38	25,000.00	34,375.00	34,375								