LOTS 1 & 2 PECAN ACRES S/D.
765-2000, 941-1131, PB 1390-2588

LYONAIS LISA LYNN
167 SW PECAN GLN
LAKE CITY, FL 32024

2026

03-5S-16-03458-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.0500	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

167 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	37,400
TOTAL LAND VALUE - MARKET	81,800
TOTAL MARKET VALUE	119,200
SOH/AGL Deduction	12,116
ASSESSED VALUE	107,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,084
TOTAL JUST VALUE	119,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042863	Electrical Servic	0	09/30/2021
6678	M H	60	12/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1357	8/28/2020	WD	Q	I	01	90,000
GRANTOR: GEORGE STEWART						
GRANTEE: LISA LYNN LYONAIS						
1390/2588	8/08/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EDWAR						
GRANTEE: GEORGE STEWART						

BUILDING NOTES

BUILDING DIMENSIONS

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	0200	GARAGE F	0	0	24	30	720.00	UT	15.00	15.00	100	0	2020	3	100	10,800	
2	0020	BARN,FR	0	0	24	40	960.00	UT	10.00	10.00	100	2020	2020	3	100	9,600	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 37,400

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	0700	C	MISC RES	0		RSF/MH	0.00	0.00	8.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	81,800							

REVIEW DATE 02/05/2026 BY KS — Total Acres: 8.18 — Total Land Value: 81,800 — Market: 0 — Agricultural: 0 — Common: 81,800 — PRINTED 06/23/2026 BY SYS