LOT 5 PECAN ACRES S/D.

677-180, PB 1271-2344, PR 1271-2

RAULERSON GEORGE A/1293 LAND TRUST CREATED ON 2/16
2850 34TH ST NORTH #397
SAINT PETERSBURG, FL 33713

2027

03-5S-16-03458-009

BUILDING CHARACTERISTICS

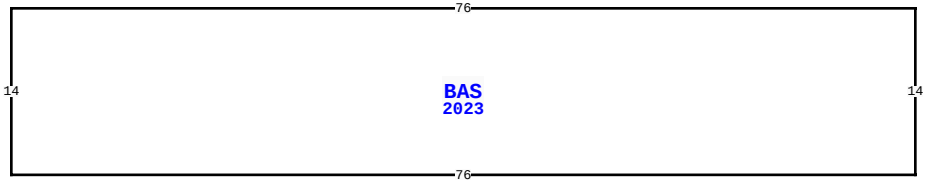
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	1,064	100	2023	1,064	55,512
TOTALS	1,064			1,064	55,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	102.0000	94.86	100,931	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1064 HX Base Yr



343 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,512
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	44,220
TOTAL MARKET VALUE	106,732
SOH/AGL Deduction	0
ASSESSED VALUE	106,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,732
TOTAL JUST VALUE	106,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042760	Mobile Home		09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/18	2/10/2022	QC	U	I	11	100
GRANTOR: DEREK SNEAD AS TRUSTE						
GRANTEE: FULLER LORI AS TRUS						
1442/2540	7/19/2021	WD	Q	I	01	54,000
GRANTOR: ARMSTEAD REBECCA RAUL						
GRANTEE: DOLLAR GENERAL STOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,12] E76 S14 W76 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							

REVIEW DATE 02/05/2026 BY KS Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS