COMM NE COR OF NE1/4 OF NW1/4,
RUN W 663.42 FT, S 658.63 FT
FOR POB, E 659.64 FT, S 433.52

PERRY BOYZIE M/PERRY QUANA L
177 NE PIKES WAY
LAKE CITY, FL 32055

2026

10-2S-17-04700-003

BUILDING CHARACTERISTICS

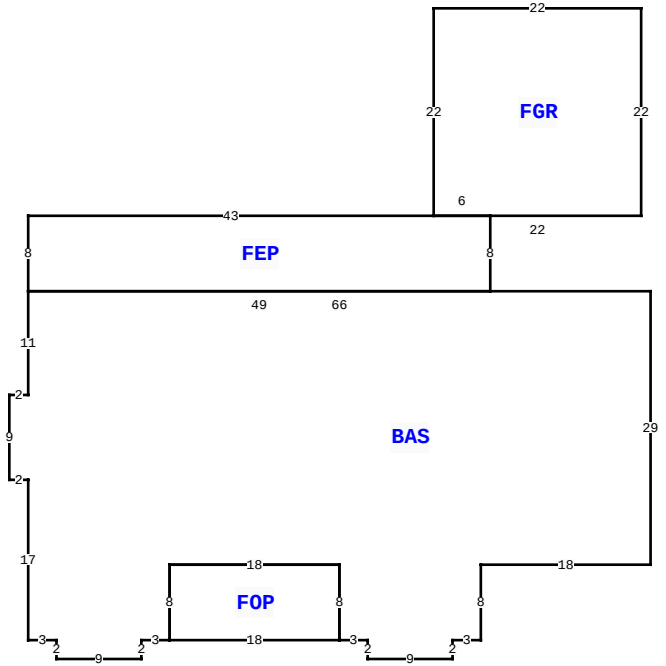
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100		2,208	171,521
FEP	392	80		314	24,392
FGR	484	55		266	20,664
FOP	144	30		43	3,340
TOTALS	3,228			2,831	219,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,831	106.7040	119.51	338,333	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2208 HX Base Yr 2018



177 NE PIKES WAY, LAKE CITY

BLD DATE		LGL DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,916
TOTAL MARKET OB/XF VALUE		21,436
TOTAL LAND VALUE - MARKET		31,950
TOTAL MARKET VALUE		273,302
SOH/AGL Deduction		88,522
ASSESSED VALUE		184,780
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,369
TOTAL JUST VALUE		273,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17034	ADDN SFR	90	06/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/2679	6/30/2017	WD	Q	I	01	183,000
GRANTOR: TODD M & GAYATHRI M S						
GRANTEE: BOYZIE M & QUANA L						
1142/0483	2/01/2008	WD	Q	I		170,000
GRANTOR: DONALD FOUSE						
GRANTEE: TODD SHAW & GAYATHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S29 W18 S8 W3 S2 W9 N2 W3 FOP= N8 W18 S8 E18$ N8 W18S8 W3 S2 W9 N2 W3 N17 W2 N9 E2 N11 FEP= N8 E43 FGR= N22 E22 S22 W22$ E6 S8 W49$ E66$.

LAND DESCRIPTION

TOTAL OB/XF 21,436

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		A-1	0.00	0.00	6.39	AC		1.00	1.00	1.00	5,000.00	5,000.00	31,950							

REVIEW DATE 07/31/2015 BY DF Total Acres: 6.39 Total Land Value: 31,950 Market: 0 Agricultural: 0 Common: 31,950 PRINTED 06/11/2026 BY SYS