LOT 5 BLOCK E, TROY PINE ADD.
309-520, 570-159, 630-232, 753-2

PEARCE LOIS E LIVING TRUST DATED 3/10/2008
573 SW MOONSHADOW GLN
LAKE CITY, FL 32025

2027

10-4S-16-02901-004

BUILDING CHARACTERISTICS

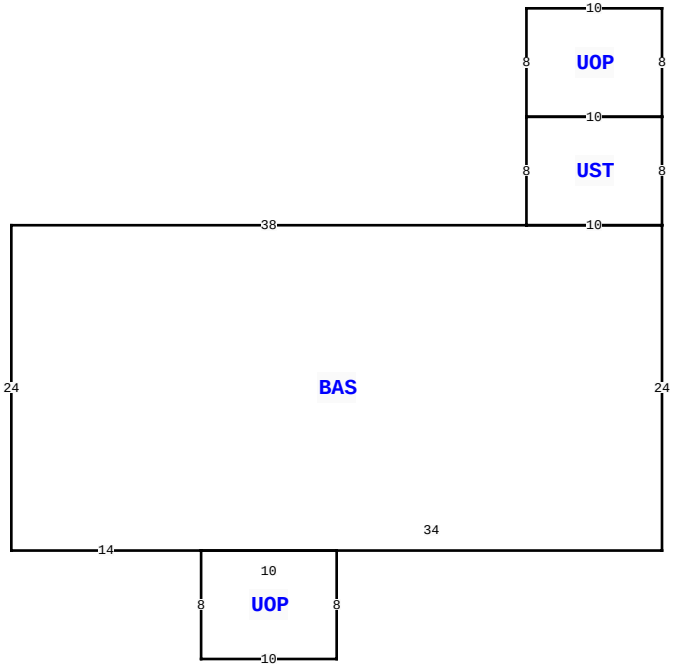
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	24,302
UOP	80	25		20	422
UOP	80	25		20	422
UST	80	45		36	760
TOTALS	1,392			1,228	25,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,228	87.8985	52.74	64,765	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 1152 HX Base Yr



328 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,906
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	50,856
SOH/AGL Deduction	0
ASSESSED VALUE	50,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,856
TOTAL JUST VALUE	50,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/543	9/24/2025	WD	U	I	37	30,000
GRANTOR: POWELL JASON C						
GRANTEE: PEARCE LOIS E LIVIN						
1397/2344	10/31/2019	WD	U	I	30	100
GRANTOR: JASON LEE POWELL						
GRANTEE: J C POWELL, W C POW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24 E14 UOP= S8 E10 N8 W10$ E34 N24 UST= N8 UOP= N8 W10 S8 E10$ W10 S8 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 02/10/2026 BY TP Total Acres: 0.74 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS