LOT 11 PECAN ACRES S/D.

821-803, 848-2133, 931-958,

WRIGHT MIGUEL O/WRIGHT ROSE MARIE
378 SW PECAN GLN
LAKE CITY, FL 32024

2027

10-5S-16-03539-003

BUILDING CHARACTERISTICS

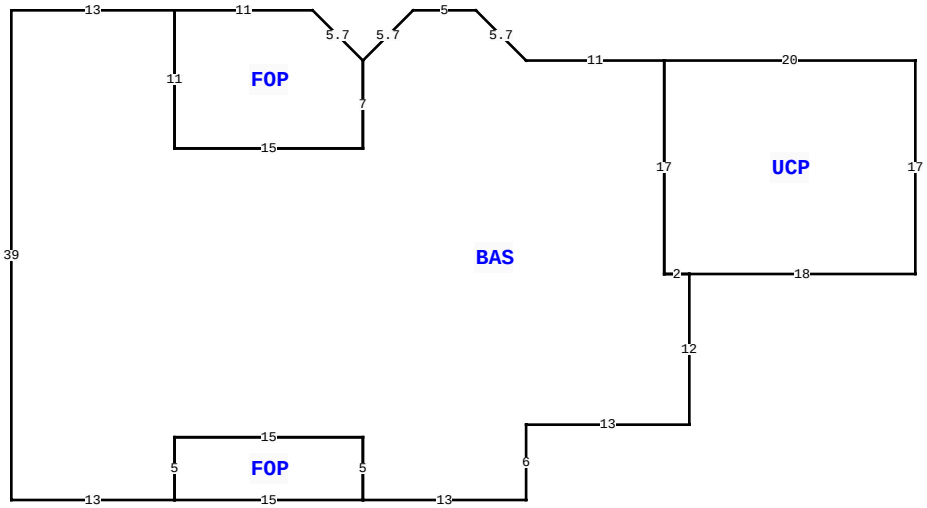
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100		1,686	139,455
FOP	75	30		22	1,820
FOP	157	30		47	3,887
UCP	340	20		68	5,624
TOTALS	2,258			1,823	150,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	114.8000	126.28	230,208	2002	2002	0	0	0	34.50	65.50

2 SINGLE FAM 100% - 2004 Heated Area: 1686 HX Base Yr 2004



380 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	0166	CONC,PAVMT	0	100	18	22	396.00	UT	2.00	2.00	100	2002	2002	3	100	792	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,422
TOTAL MARKET OB/XF VALUE		3,792
TOTAL LAND VALUE - MARKET		44,220
TOTAL MARKET VALUE		229,434
SOH/AGL Deduction		60,385
ASSESSED VALUE		169,049
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,638
TOTAL JUST VALUE		229,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,181

SALE:4:1: LONG TERM FINANCING

SALE:2:1: FULFILLMENT OF AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049131	Electrical Servic	0	01/31/2024
29195	M H	300	02/18/2011
27255	M H	421	08/11/2008
19309	SFR	304	03/27/2002
6837	M H	60	02/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0958	7/10/2001	WD	Q	I		23,000
GRANTOR: MARGARET MULLER						
GRANTEE: MIGUEL WRIGHT						
0848/2133	11/11/1997	WD	Q	I	01	0
GRANTOR: RICHARD MULLER						
GRANTEE: MARGARET MULLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 L4 U4 W5 D4 L4 FOP= L4 U4 W11 S11 E15 N7 $ S7 W15 N11 W13 S39 E13 FOP= E15 N5 W15 S5$ N5 E15 S5 E13 N6 E13 N12 UCP= E18 N17 W20 S17 E2$ W2 N17$.

LAND DESCRIPTION

TOTAL OB/XF 3,792

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		RSF/MH	0.00	0.00	3.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,220							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS

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821-803, 848-2133, 931-958,

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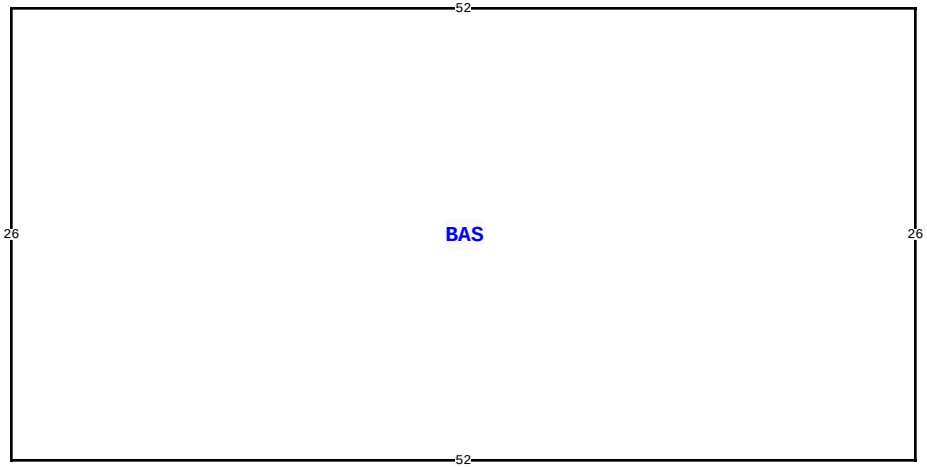
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	30,636
TOTALS	1,352			1,352	30,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	94.4100	56.65	76,591	1985	1985	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2004 Heated Area: 1352 HX Base Yr 2004



380 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
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

COLUMBIA COUNTY PROPERTY

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GRANTOR: RICHARD MULLER						
GRANTEE: MARGARET MULLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS