LOT 12 PECAN ACRES S/D.
648-517, 783-788, 783-1762,

BUCKNER MARVIN G/BUCKNER GLENDA M
286 SW PECAN GLN
LAKE CITY, FL 32024

2027

10-5S-16-03539-004

BUILDING CHARACTERISTICS

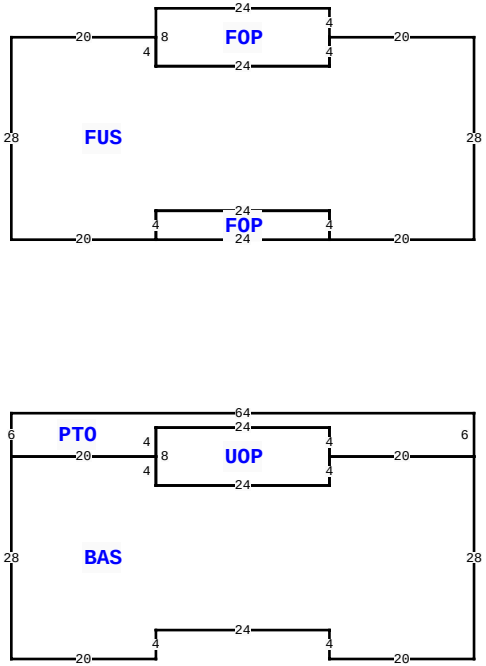
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,600	100		1,600	155,718
FOP	96	30		29	2,822
FOP	192	30		58	5,645
FUS	1,600	100		1,600	155,718
PTO	288	5		14	1,362
UOP	192	20		38	3,698
TOTALS	3,968			3,339	324,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,339	121.1962	133.32	445,155	1998	1998	0	0	0	27.00	73.00

2 SINGLE FAM 100% - 2010 Heated Area: 3200 HX Base Yr 2010



286 SW PECAN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	324,963
TOTAL MARKET OB/XF VALUE	6,760
TOTAL LAND VALUE - MARKET	44,220
TOTAL MARKET VALUE	375,943
SOH/AGL Deduction	119,287
ASSESSED VALUE	256,656
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	205,245
TOTAL JUST VALUE	375,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,842

XFOB:1:1: BUCC M H

SALE:1:1: CLEARING TITLE

BLDG:1:1: BUCC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046970	Remodel	4,784	04/14/2023
12586	SFR	505	05/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/1505	10/08/2009	WD	U	I	12	130,000
GRANTOR: LITTON LOAN SERVICING						
GRANTEE: MARVIN & GLENDA BUC						
1168/2416	2/11/2009	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LITTON LOAN SERVICI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N6 W64 S6 E20 N4 E24 S4 E20$ BAS= W20 UOP= N4 W24 S8E24 N4$ S4 W24 N4 W20 S28 E20 N4 E24 S4 E20 N28$ PTR= N30 FUS= N28 W20 FOP= N4 W24 S8 E24 N4$ S4 W24 N4 W20 S28 E20 FOP= E24 N4 W24 S4$ N4 E24 S4E20 $ S30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0166	CONC,PAVMT	0	100	5	64	320.00	UT	3.00	3.00	100	2006	2006	3	100	960	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,760

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	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220							

REVIEW DATE 05/03/2023 BY TW Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS