LOT 13 PECAN ACRES S/D.

651-549, WD 995-1208, QC 1570-10

STRICKLAND AMY
180 SW PECAN GLN
LAKE CITY, FL 32024

2027

10-5S-16-03539-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

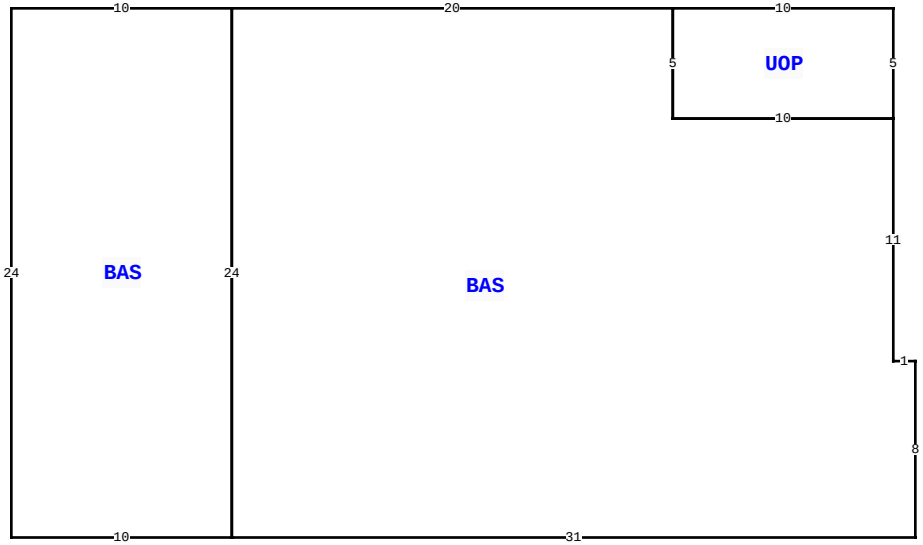
NEIGHBORHOOD/LOC 10516.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	10,921
BAS	678	100		678	30,854
UOP	50	20		10	455
TOTALS	968			928	42,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	928	63.6480	70.01	64,969	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 918 HX Base Yr 2007



250 SW PECAN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,230
TOTAL MARKET OB/XF VALUE		7,780
TOTAL LAND VALUE - MARKET		44,220
TOTAL MARKET VALUE		94,230
SOH/AGL Deduction		33,779
ASSESSED VALUE		60,451
TOTAL EXEMPTION VALUE	HX HB SX	60,451
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		94,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048011	Remodel	4,500	08/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1055	6/11/2026	QC	U	I	11	100
GRANTOR: THOMPSON KAY W						
GRANTEE: STRICKLAND AMY						
0995/1208	9/19/2003	WD	Q	I	04	13,000
GRANTOR: JOHN DEAS						
GRANTEE: KAY W THOMPSON FKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W10 S24 E10 N24$ S24 E31 N8 W1 N11 UOP= N5 W10 S5 E10$ W10 N5$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0030	BARN,MT	0	100	20	22	440.00	UT	12.00	12.00	100	2006	2006	3	100	5,280	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,780

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 03/24/2026 BY robin Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS