LOT 14 PECAN ACRES S/D.

812-2325, WD 1032-467, WD 1252-2

HUNTER RICHARD
180 SW PECAN GLN
LAKE CITY, FL 32024

2027

10-5S-16-03539-006

BUILDING CHARACTERISTICS

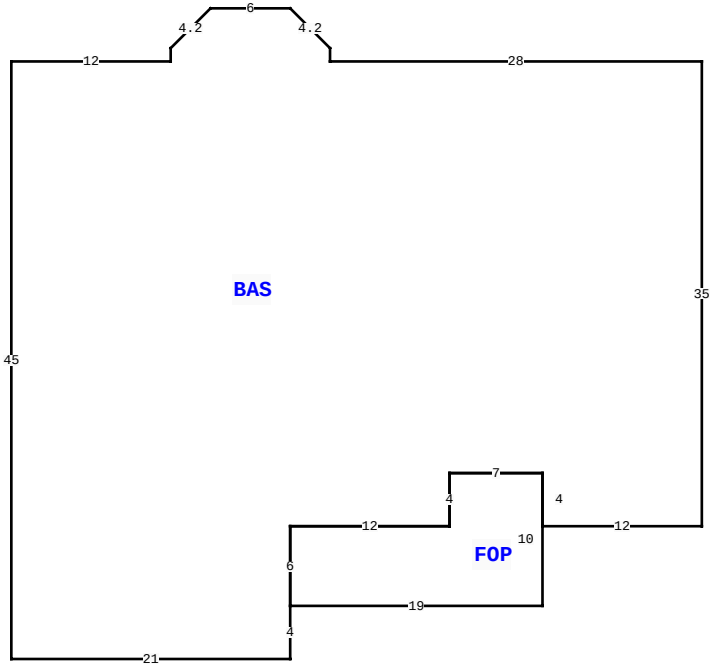
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	2,041	100		2,041	179,516
FOP	142	30		43	3,782
TOTALS	2,183			2,084	183,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,084	112.6170	123.88	258,166	2005	2005	0	0	0	29.00	71.00

2 SINGLE FAM 100% - 2014 Heated Area: 2041 HX Base Yr 2014



180 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,298
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		44,220
TOTAL MARKET VALUE		228,718
SOH/AGL Deduction		66,107
ASSESSED VALUE		162,611
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,200
TOTAL JUST VALUE		228,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,047

BLDG:1:1: MARLETT MH

XFOB:1:1: MARLETT MH

SALE:1:1: WD REPLACING AG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048365	Roof Replacement	14,858	10/09/2023
23036	SFR	586	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/2735	3/29/2013	WD	Q	I	01	125,000
GRANTOR: CRAIG M & JENNIFER L						
GRANTEE: RICHARD HUNTER						
1032/0467	12/02/2004	WD	U	I	07	30,000
GRANTOR: DONALD H & SUSAN M MO						
GRANTEE: CRAIG M & JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N1 L3 U3 W6 D3 L3 S1 W12 S45 E21 N4 FOP= E19 N10 W7 S4 W12 S6$ N6 E12 N4 E7 S4 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	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 03/01/2024 BY JS Total Acres: 4.02 Total Land Value: 44,220 Market: 0 Agricultural: 0 Common: 44,220 PRINTED 11/17/2026 BY SYS