COMM NE COR OF SE1/4 OF SW1/4, R
W 417.27 FT, S 66 DEG W 316.25 F
S 66 DEG W 104.56 FT, N 85 DEG W

LEAR STEVEN D/LEAR PAMELA S
PO BOX 57
LAKE CITY, FL 32056

2027

11-4S-17-08320-109

BUILDING CHARACTERISTICS

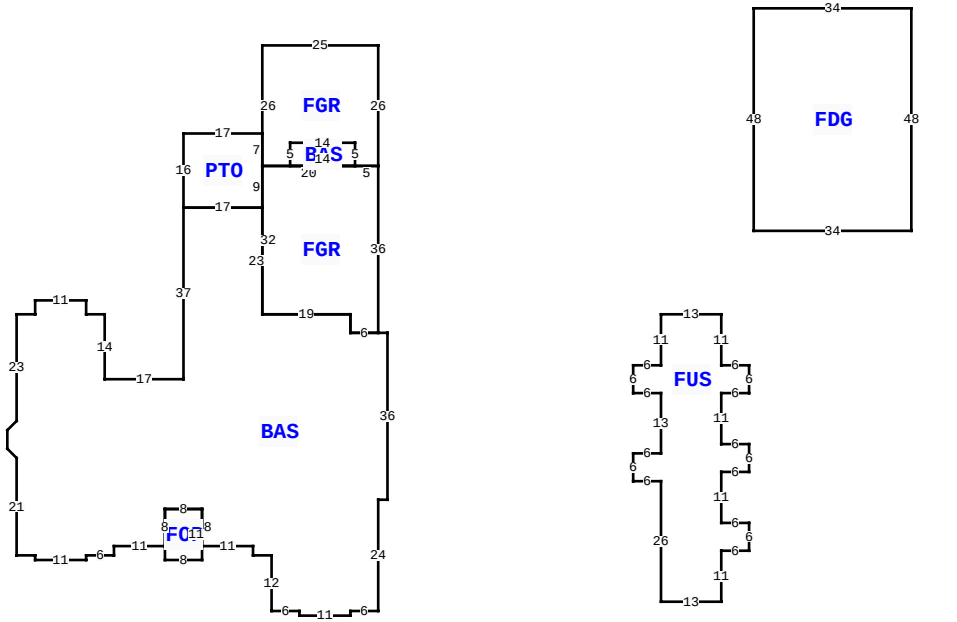
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	7,003
BAS	4,476	100		4,476	447,808
FDG	1,632	60		979	97,946
FGR	650	55		358	35,817
FGR	824	55		453	45,321
FOP	88	30		26	2,601
FUS	986	100		986	98,646
PTO	272	5		14	1,401
TOTALS	8,998			7,362	736,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,362	119.6738	131.64	969,134	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 5532 HX Base Yr 2025



573 SE NATURE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	736,542
TOTAL MARKET OB/XF VALUE	23,461
TOTAL LAND VALUE - MARKET	125,700
TOTAL MARKET VALUE	885,703
SOH/AGL Deduction	0
ASSESSED VALUE	885,703
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	834,292
TOTAL JUST VALUE	885,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	899,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050316	Remodel	75,553	07/10/2024
000049939	Roof Replacement	60,234	05/23/2024
17799	SFR	708	01/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/2639	5/06/2024	WD	Q	I	01	875,000
GRANTOR: POIRIER ROBERT						
GRANTEE: LEAR STEVEN D						
1473/932	7/08/2022	WD	U	I	11	100
GRANTOR: THE FIRST APOSTOLIC C						
GRANTEE: POIRIER ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N24 E2 N36 W2 W6 N4 W19 N23 W17 S37 W17 N14 W4 N3 W11 S3 W4 S23 D2L2 S4 D2R2 S21 E4 S1 E11 N1 E6 N2 E11 N8 E8 S8 E11 S2 E4 S12 E6 S1 E11 N1 E6 $
FDG=[ORIG=115,-82] N48 W34 S48 E34 $
FUS=[ORIG=61,-2] N26 W6 N6 E6 N13 W6 N6 E6 N11 E13 S11 E6 S6 W6 S11 E6 S6 W6 S11 E6 S6 W6 S11 W13 $
FGR=[ORIG=0,-60] N36 W5 W20 S32 E19 S4 E6 $
FGR=[ORIG=0,-96] N26 W25 S26 E25 $
PTO=[ORIG=-25,-96] N7 W17 S16 E17 N9 $
FOP=[ORIG=-46,-14] S3 E8 N11 W8 S8 $
BAS=[ORIG=-5,-96] N5 W14 S5 E14 $
.

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	0	0	9,846.00	UT	1.50	1.50	100	2001	2001	3	100	14,769	
2	0166	CONC,PAVMT	0	100	0	0	2,096.00	UT	2.00	2.00	100	2012	2012	3	100	4,192	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 23,461

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		A-1	0.00	0.00	12.57	AC		1.00	1.00	1.00	10,000.00	10,000.00	125,700							

REVIEW DATE 03/24/2026 BY robin Total Acres: 12.57 Total Land Value: 125,700 Market: 0 Agricultural: 0 Common: 125,700 PRINTED 11/17/2026 BY SYS