

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

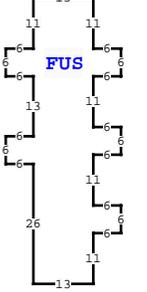
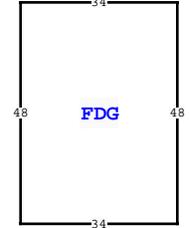
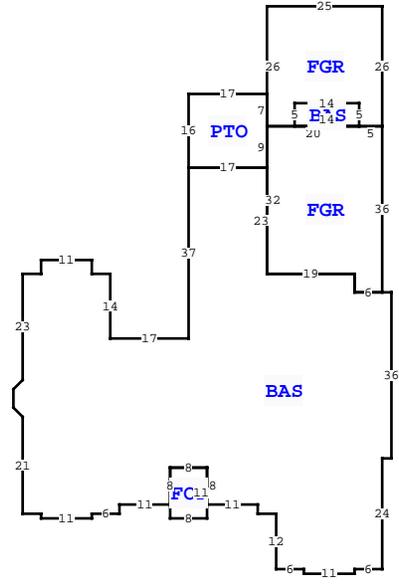
LEAR STEVEN D/LEAR PAMELA S
PO BOX 57
LAKE CITY, FL 32056

2026

11-4S-17-08320-109

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	70	100	
BAS	4,476	100	
FDG	1,632	60	
FGR	650	55	
FGR	824	55	
FOP	88	30	
FUS	986	100	
PTO	272	5	
TOTALS	8,998		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		986,729	2001	2001	0	0	24.00	76.00
					Heated Area: 5532					HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		749,914	
TOTAL MARKET OB/XF VALUE		23,461	
TOTAL LAND VALUE - MARKET		125,700	
TOTAL MARKET VALUE		899,075	
SOH/AGL Deduction		18,142	
ASSESSED VALUE		880,933	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		829,522	
TOTAL JUST VALUE		899,075	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		909,242	

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

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L N	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	

TOTAL OB/XF										23,461	
573 SE NATURE DR, LAKE CITY										05/14/2024	MLU

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 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							