PART OF LOT 3 COLUMBIA MEADOWS S
COR OF LOT 3 AND RUN W ALONG SOU
LOT 3 398.00 FT TO SW COR OF LOT

VLIET BRUCE VAN/VLIET SHIRLEY VAN
351 SW PEACE DR
LAKE CITY, FL 32024

2027

11-5S-16-03564-203

BUILDING CHARACTERISTICS

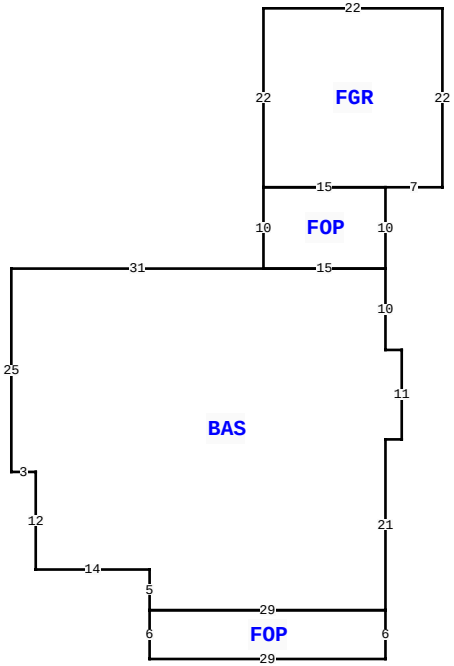
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100		1,833	226,431
FGR	484	55		266	32,859
FOP	150	30		45	5,559
FOP	174	30		52	6,423
TOTALS	2,641			2,196	271,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	121.2057	133.33	292,793	2002	2019	0	0	0	7.35	92.65

1 SINGLE FAM 100% - 2023 Heated Area: 1833 HX Base Yr 2023



351 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	5,587.00	UT	2.25	2.25	100	2010	2010	3	100	12,571	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,273
TOTAL MARKET OB/XF VALUE		14,571
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		301,844
SOH/AGL Deduction		86,396
ASSESSED VALUE		215,448
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		159,037
TOTAL JUST VALUE		301,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051663	Roof Replacement	29,095	11/27/2024
19900	SFR	326	08/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2190	9/27/2022	LE	U	I	14	100
GRANTOR: VAN VLIET BRUCE						
GRANTEE: VAN VLIET BRUCE (EN						
1468/721	5/10/2022	WD	Q	I	01	340,000
GRANTOR: GAYHEART STEVEN BRUCE						
GRANTEE: VLIET BRUCE VAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S25 E3 S12 E14 S5 FOP= S6 E29 N6 W29$ E29 N21 E2 N11 W2 N10 FOP= N10 FGR= E7 N22 W22 S22 E15$ W15 S10 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 14,571

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		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	32,000.00	32,000.00	16,000							

REVIEW DATE 01/13/2025 BY JS Total Acres: 1.05 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/16/2026 BY SYS