

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

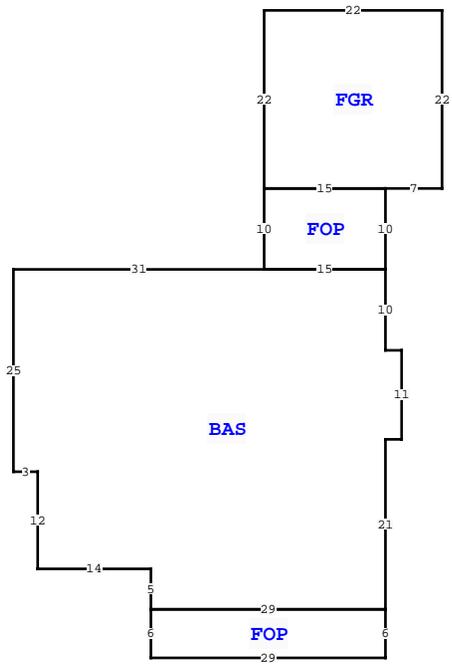
2026

11-5S-16-03564-203



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Architectural	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
BAS	1,833	100	
FGR	484	55	
FOP	150	30	
FOP	174	30	
TOTALS	2,641		

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%	- 2023		Heated Area: 1833					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			281,120
TOTAL MARKET OB/XF VALUE			14,571
TOTAL LAND VALUE - MARKET			16,000
TOTAL MARKET VALUE			311,691
SOH/AGL Deduction			102,518
ASSESSED VALUE			209,173
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			152,762
TOTAL JUST VALUE			311,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,404

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						

EXTRA FEATURES		351 SW PEACE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0040	BARN, POLE	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/16/2026	MLU	

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	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	

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