

FOLLOWING DESC LANDS LYING IN SE  
 BEG SE COR OF 01-5S-17E, S 86.58  
 N R/W OF HIGH FALLS DR, S 81 DEG

PEARCE LOIS E LIVING TRUST DATED MARCH 10, 2008  
 573 SW MOONSHADOW GLN  
 LAKE CITY, FL 32025

**2026**

12-5S-17-09215-006  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,100 TOTAL MARKET VALUE 3,100 SOH/AGL Deduction 0 ASSESSED VALUE 3,100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,100 TOTAL JUST VALUE 3,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,100											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1562/2040 12/15/2025 WD U I 11 100 GRANTOR: PEARCE LOIS GRANTEE: PEARCE LOIS E LIVIN 1396/2629 12/29/2014 WD U V 11 100 GRANTOR: LEON MCCALL GRANTEE: LOIS PEARCE											
MAP NUM		MKT AREA		02																BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		12517.00		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										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															
EXTRA FEATURES																															
LAND DESCRIPTION																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	0.62	AC		1.00	1.00	1.00	5,000.00	5,000.00	3,100														
REVIEW DATE 08/01/2017 BY DF Total Acres: 0.62 Total Land Value: 3,100 Market: 0 Agricultural: 0 Common: 3,100 PRINTED 06/26/2026 BY SYS																															