LOT 5 COUNTRY CREEK S/D.
467-264, 810-2384, WD 1442-2796,

KOPRINCE KAREN LYNN
320 SE PEBBLE CREEK TER
LAKE CITY, FL 32025

2027

15-4S-17-08359-045

BUILDING CHARACTERISTICS

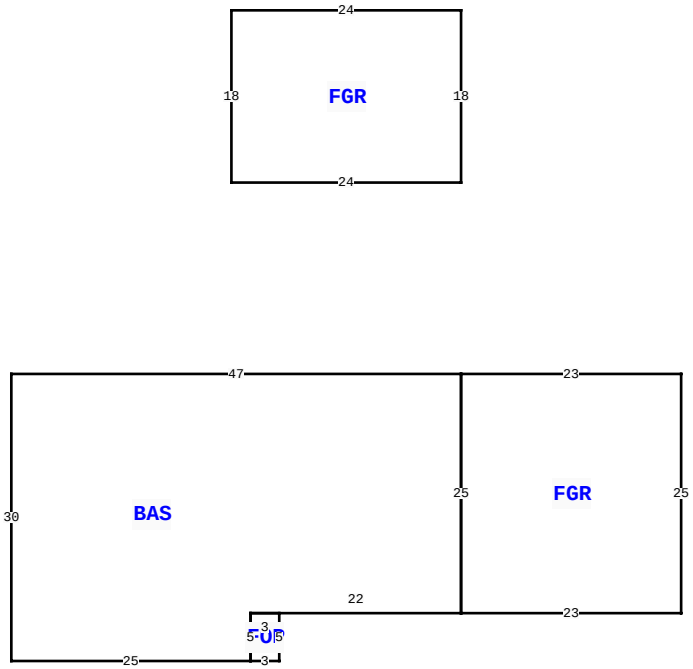
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	161,881
FGR	432	55		238	29,637
FGR	575	55		316	39,350
FOP	15	30		4	498
TOTALS	2,322			1,858	231,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	125.7795	138.36	257,073	1981	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 1300 HX Base Yr 2024



320 SE PEBBLE CREEK TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	90	0	0	3	90	1,080	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,366
TOTAL MARKET OB/XF VALUE	1,630
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	251,496
SOH/AGL Deduction	0
ASSESSED VALUE	251,496
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	200,085
TOTAL JUST VALUE	251,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1431	5/09/2022	WD	Q	I	01	269,000
GRANTOR: LEV PETER L						
GRANTEE: KOPRINCE KAREN LYNN						
1442/2796	7/20/2021	WD	Q	I	01	244,900
GRANTOR: DELGADO FRANCES E ART						
GRANTEE: LEV PETER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S30 E25 FOP= E3 N5 W3 S5$ N5 E22 FGR= E23 N25 W23 S25$ N25$ PTR= N20 FGR= N18 W24 S18 E24$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 1,630

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/09/2022 BY ME Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS