

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

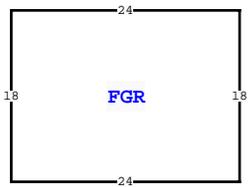
2026

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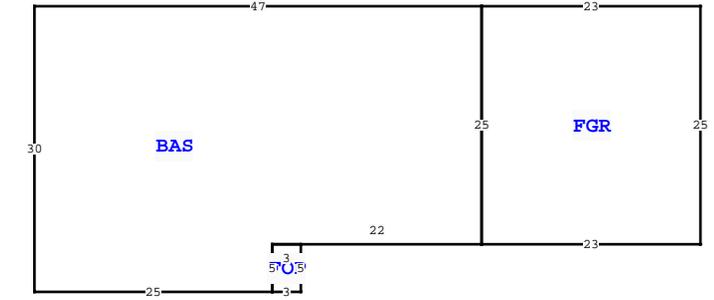
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	143.39	266,419	1981	2015	0	0	10.00	90.00	

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



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	167,766
FGR	432	55		238	30,714
FGR	575	55		316	40,780
FOP	15	30		4	517
TOTALS	2,322			1,858	239,777



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		239,777
TOTAL MARKET OB/XF VALUE		1,630
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		259,907
SOH/AGL Deduction		60
ASSESSED VALUE		259,847
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,436
TOTAL JUST VALUE		259,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,310

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						

320 SE PEBBLE CREEK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	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	

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