

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

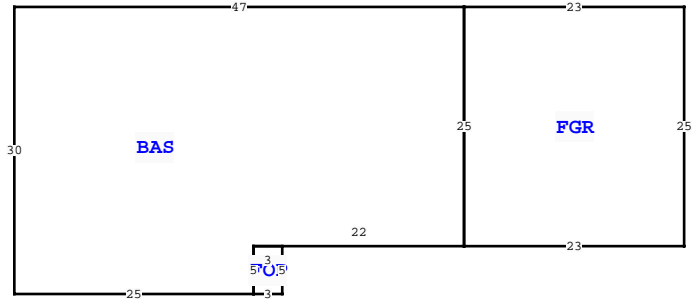
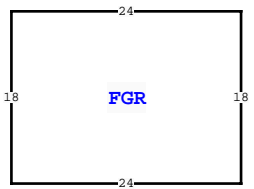
KOPRINCE KAREN LYNN
320 SE PEBBLE CREEK TER
LAKE CITY, FL 32025

2026

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

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	140.87	261,736	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	164,818
FGR	432	55		238	30,174
FGR	575	55		316	40,064
FOP	15	30		4	507
TOTALS	2,322			1,858	235,562

320 SE PEBBLE CREEK TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			235,562	
TOTAL MARKET OB/XF VALUE			1,630	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			255,692	
SOH/AGL Deduction			0	
ASSESSED VALUE			255,692	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			204,281	
TOTAL JUST VALUE			255,692	
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						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0190
3	0258

BUILDING NOTES	
320 SE PEBBLE CREEK TER, LAKE CITY	

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\$.	

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	UT	0.00	0.00	100	0	0	3	100	450	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	90	0	0	3	90	1,080	
3	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
TOTAL OB/XF 1,630																

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							