S 1/2 OF LOT 26 & LOT 27
COUNTRY CREEK S/D ORB 391-276.

DOUGLAS DALE FRANKLIN/DOUGLAS SHERRI
233 SE PEBBLE CREEK TERRACE
LAKE CITY, FL 32025

2027

15-4S-17-08359-067

BUILDING CHARACTERISTICS

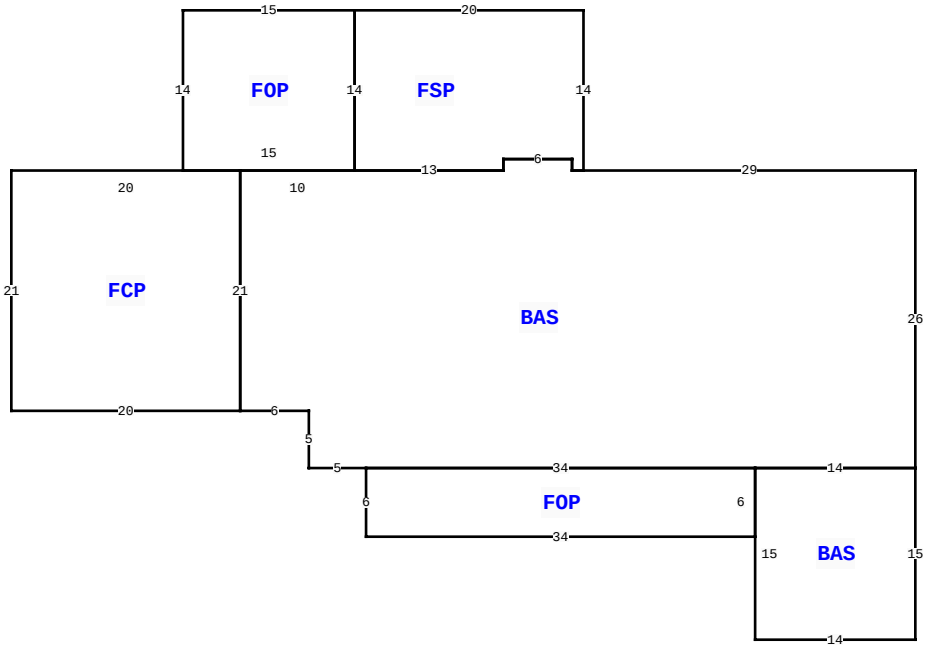
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	210	100		210	16,470
BAS	1,510	100		1,510	118,428
FCP	420	25		105	8,235
FOP	204	30		61	4,784
FOP	210	30		63	4,941
FSP	274	40		110	8,627
TOTALS	2,828			2,059	161,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	109.6920	120.66	248,439	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1720 HX Base Yr



233 SE PEBBLE CREEK TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,485
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		197,035
SOH/AGL Deduction		69,806
ASSESSED VALUE		127,229
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,818
TOTAL JUST VALUE		197,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20906	ADDN SFR	64	07/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N14 W20 S14 E13 N1 E6 S1 E1$ W1 N1 W6 S1 W13
FOP= N14 W15 S14 E15 $ W10 FCP= W20 S21 E20 N21$ S21 E6 S5 E5
FOP= S6 E34 N6 W34$ E34 BAS= S15 E14 N15 W14$ E14 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	1.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	33,750							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.70 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/16/2026 BY SYS