

COMM NE COR OF NW1/4 OF NW1/4,  
 RUN S 3125.08 FT TO N R/W  
 C-252, RUN NW 219.15 FT FOR

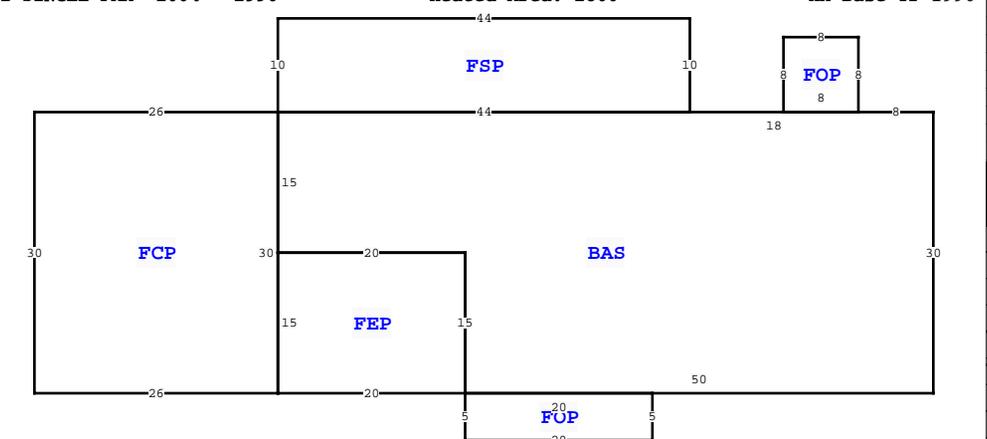
BRECKENRIDGE BETTY JANE  
 125 SE PASTURE WAY  
 LAKE CITY, FL 32025

**2026**

16-4S-17-08380-002  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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	2,460	110.2080	125.64	309,074	1992	1992	0	0	33.00	67.00



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC 16417.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	151,522
FCP	780	25		195	16,415
FEP	300	80		240	20,203
FOP	64	30		19	1,599
FOP	100	30		30	2,525
FSP	440	40		176	14,816
TOTALS	3,484			2,460	207,080

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	40	27	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	3.30	3.30	100	0	0	3	100	634	
3	0261	PRCH, UOP	0	100	10	5	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0261	PRCH, UOP	0	100	8	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
7	0166	CONC, PAVMT	0	100	0	0	654.00	UT	1.50	1.50	100	1996	1996	3	100	981	
8	0282	POOL ENCL	0	100	25	46	1,150.00	UT	15.00	15.00	100	2004	2004	3	40	6,900	
9	0166	CONC, PAVMT	0	100	16	37	592.00	UT	2.00	2.00	100	2004	2004	3	100	1,184	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

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	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		A-1	0.00	0.00	3.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,800							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		253,656	
TOTAL MARKET OB/XF VALUE		26,135	
TOTAL LAND VALUE - MARKET		30,800	
TOTAL MARKET VALUE		310,591	
SOH/AGL Deduction		88,255	
ASSESSED VALUE		222,336	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		165,925	
TOTAL JUST VALUE		310,591	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17541	STORAGE	193	10/13/2000
11718	POOL	105	10/01/1996
10000	SFR	265	07/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0807/2563	6/30/1995	WD Q	Q	I		79,500
GRANTOR: CHARLES HOWARD & CYNT						
GRANTEE: DONALD LEE & BETTY						
0756/1544	2/17/1992	WD Q	V	06		10,000
GRANTOR: MARY J HARRELL						
GRANTEE: CHARLES SPRADLEY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 FOP= N8 W8 S8 E8 \$ W18 FSP= N10 W44 S10 E44\$ W44 FCP= W26 S30 E26 N30\$ S15 FEP= S15 E20 N15 W20\$ E20 S15 FOP= S5 E20N5W20\$ E50 N30\$.	

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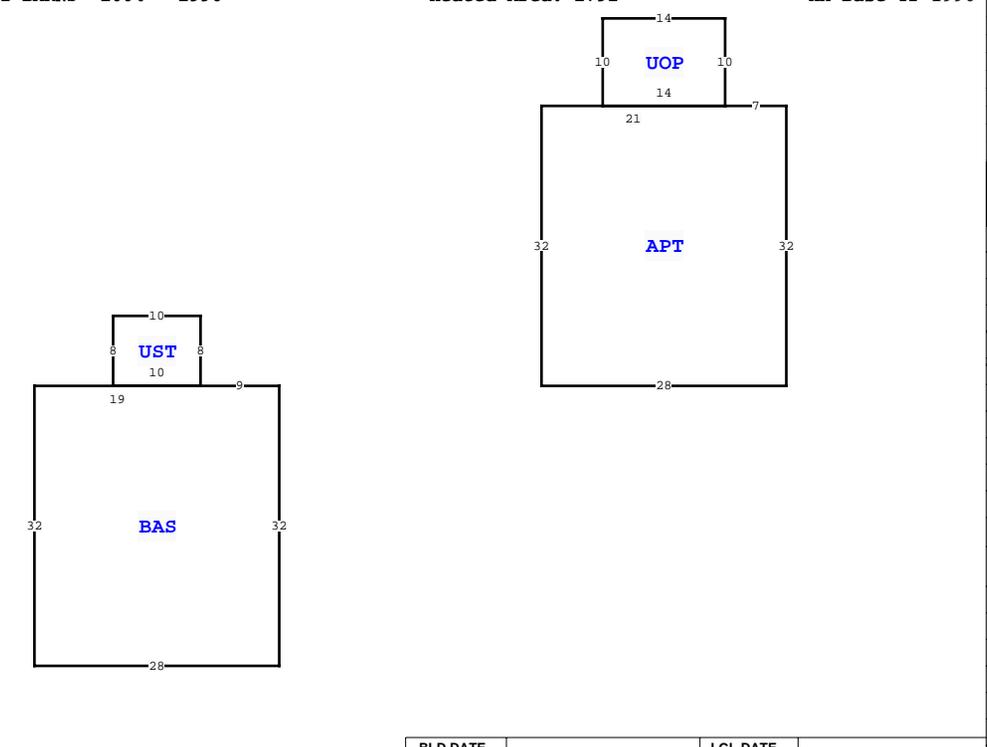
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 125 SE PASTURE WAY  
 LAKE CITY, FL 32025

**2026**

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 BARNs		100% - 1996		33.46	62,102	2004	2004	0	0	25.00	75.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	16417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	896	100		896	22,485
BAS	896	100		896	22,485
UOP	140	20		28	703
UST	80	45		36	904
TOTALS	2,012			1,856	46,576

125 SE PASTURE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

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

TOTAL OB/XF															
0															

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LAND DESCRIPTION																									
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GRANTOR: MARY J HARRELL						
GRANTEE: CHARLES SPRADLEY						

BUILDING NOTES
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BUILDING DIMENSIONS
BAS= W9 UST= N8 W10 S8 E10\$ W19 S32 E28 N32\$ PTR= E30 APT= E28 N32 W7 UOP= N10 W14 S10 E14\$ W21 S32\$ W30\$.