

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

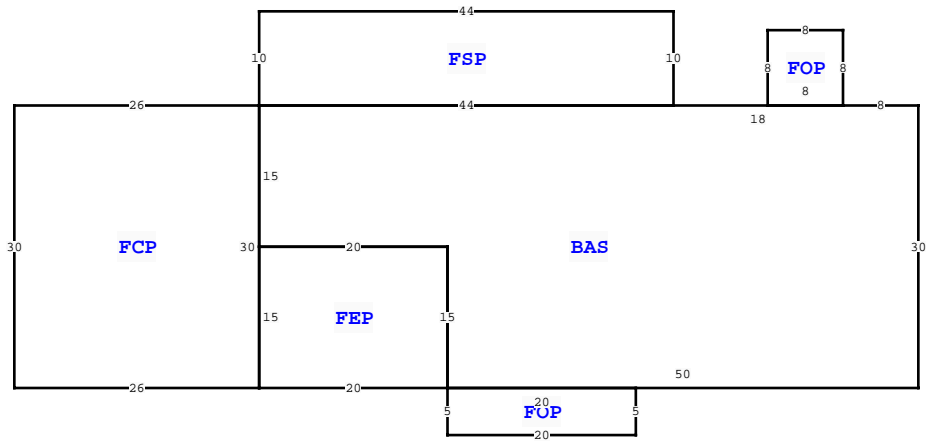
2026

16-4S-17-08380-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	1,800	100	
FCP	780	25	
FEP	300	80	
FOP	64	30	
FOP	100	30	
FSP	440	40	
TOTALS	3,484		

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	123.43	303,638	1992	1992	0	0	33.00	67.00
1 SINGLE FAM 100% - 1996 Heated Area: 1800 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		246,909	
TOTAL MARKET OB/XF VALUE		26,135	
TOTAL LAND VALUE - MARKET		30,800	
TOTAL MARKET VALUE		303,844	
SOH/AGL Deduction		81,508	
ASSESSED VALUE		222,336	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		165,925	
TOTAL JUST VALUE		303,844	
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	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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	40	27	1.00	UT	0.00	100	0
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	3.30	100	0
3	0261	PRCH, UOP	0	100	10	5	1.00	UT	0.00	100	1993
4	0261	PRCH, UOP	0	100	8	8	1.00	UT	0.00	100	1993
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1996
7	0166	CONC, PAVMT	0	100	0	0	654.00	UT	1.50	100	1996
8	0282	POOL ENCL	0	100	25	46	1,150.00	UT	15.00	100	2004
9	0166	CONC, PAVMT	0	100	16	37	592.00	UT	2.00	100	2004
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013

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
1	0100	C	SFR	100		A-1	0.00	0.00	3.08	AC	

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	% 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						

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

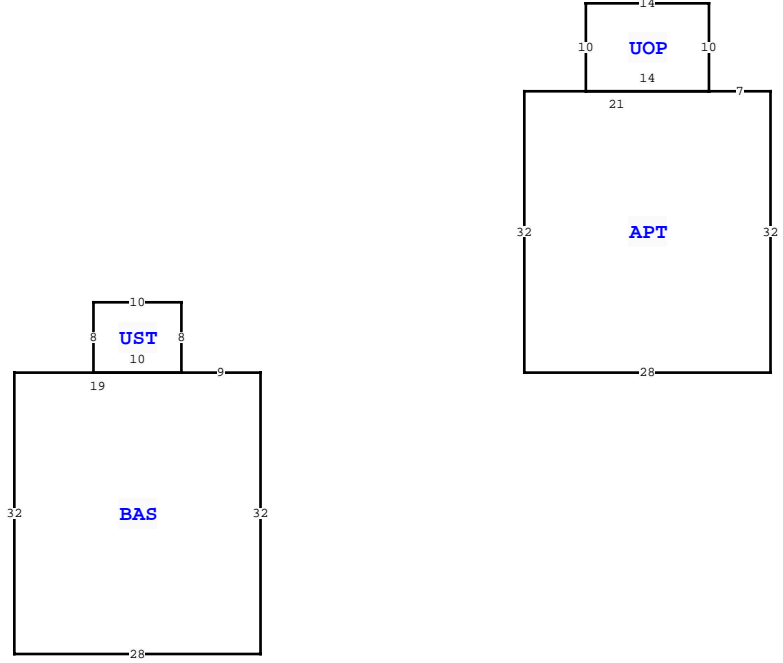
16-4S-17-08380-002



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 Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	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%	1,856	111.5500	31.23	57,963	2004	2004	0	0	25.00	75.00

Heated Area: 1792 HX Base Yr 1996



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	20,987
BAS	896	100		896	20,987
UOP	140	20		28	656
UST	80	45		36	843
TOTALS	2,012			1,856	43,472

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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

VALUATION SUMMARY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		246,909	
TOTAL MARKET OB/XF VALUE		26,135	
TOTAL LAND VALUE - MARKET		30,800	
TOTAL MARKET VALUE		303,844	
SOH/AGL Deduction		81,508	
ASSESSED VALUE		222,336	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		165,925	
TOTAL JUST VALUE		303,844	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0807/2563	6/30/1995	WD	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= W9 UST= N8 W10 S8 E10\$ W19 S32 E28 N32\$ PTR= E30 APT= E28 N32 W7 UOP= N10 W14 S10 E14\$ W21 S32\$ W30\$.