BEG SW COR OF NE1/4 OF SE1/4 OF FT, E 200 FT, S 290 FT, W 200 FT

BUNDICK JEFFREY JR/HILLARD AMANDA
902 SW PAUL PEARCE LN
LAKE CITY, FL 32024

2027

20-5S-17-09297-002

BUILDING CHARACTERISTICS

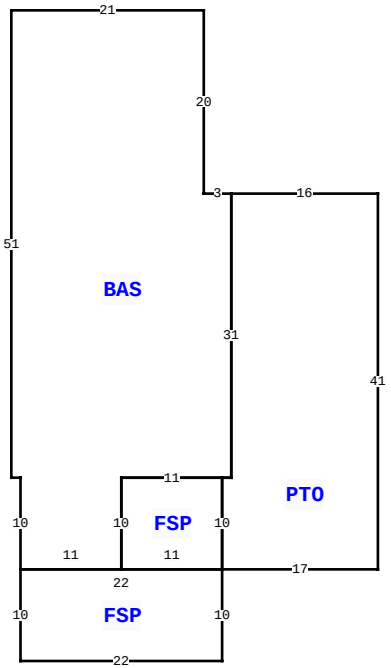
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 02
NEIGHBORHOOD/LOC	20517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100		1,274	97,559
FSP	110	40		44	3,370
FSP	220	40		88	6,739
PTO	666	5		33	2,527
TOTALS	2,270			1,439	110,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	107.1000	117.81	169,529	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2019 Heated Area: 1274 HX Base Yr 2019



902 SW PAUL PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0021	BARN,FR AE	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,194
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		23,940
TOTAL MARKET VALUE		147,334
SOH/AGL Deduction		27,229
ASSESSED VALUE		120,105
TOTAL EXEMPTION VALUE	HA HAB	27,086
BASE TAXABLE VALUE		93,019
TOTAL JUST VALUE		147,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31522	MAINT/ALTR	35	10/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1186	9/28/2017	WD	Q	I	01	92,000
GRANTOR: JAY FRANCIS BILLINGER						
GRANTEE: JEFFREY BUNDICK JR						
1259/0826	8/02/2013	WD	U	I	11	100
GRANTOR: JAY FRANCIS BILLINGER						
GRANTEE: JAY F BILLINGER TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N20 W21 S51 E1 S10 FSP= S10 E22 N10 W22$ E11 FSP= E11 N10 W11 S10$ N10 E11 PTO= S10 E17 N41 W16 S31 W1$ E1 N31$.

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	50		A-1	0.00	0.00	1.33	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,940							

REVIEW DATE 08/10/2017 BY DF Total Acres: 1.33 Total Land Value: 23,940 Market: 0 Agricultural: 0 Common: 23,940 PRINTED 11/17/2026 BY SYS