W1/2 OF SE1/4 OF NE1/4 & SW1/4 O
OF E1/2 OF NW1/4.

STEPHENS LARRY W REVOCABLE TRUST DATED APRIL 13, 2
7117 ASH STREET
ZEPHYRHILLS, FL 33541

2027

20-5S-17-09299-000

BUILDING CHARACTERISTICS

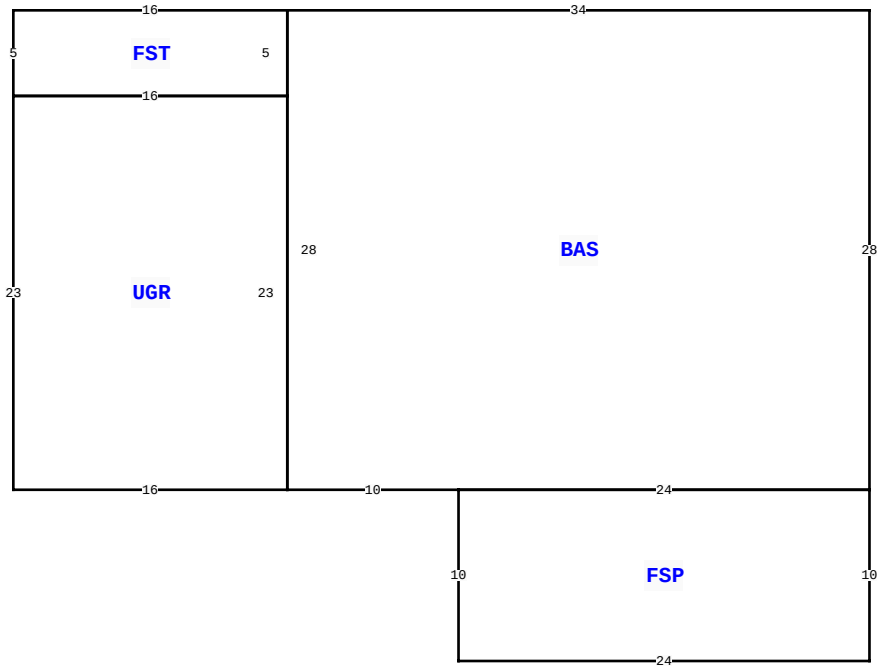
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
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	952	100		952	67,078
FSP	240	40		96	6,764
FST	80	55		44	3,101
UGR	368	45		166	11,696
TOTALS	1,640			1,258	88,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	98.5500	108.40	136,367	1940	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 952 HX Base Yr



502 SW PAUL PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,639
TOTAL MARKET OB/XF VALUE	11,500
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	154,749
SOH/AGL Deduction	0
ASSESSED VALUE	154,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,749
TOTAL JUST VALUE	650,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	651,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/499	3/10/2023	WD	U	I	11	100
GRANTOR: STEPHENS LARRY W REVO						
GRANTEE: STEPHENS LARRY W RE						
1437/890	4/13/2021	WD	U	I	11	100
GRANTOR: STEPHENS LARRY W						
GRANTEE: STEPHENS LARRY W RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FST= W16 S5 UGR= S23 E16 N23 W16$ E16 N5$ S28 E10
FSP= S10 E24 N10 W24$ E24N28$.

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750							
3	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	98.00	AC		1.00	1.00	1.00	445.00	445.00	43,610							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	98.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	539,000							

REVIEW DATE 08/09/2017 BY DF Total Acres: 100.00 Total Land Value: 54,610 Market: 539,000 Agricultural: 43,610 Common: 11,000 PRINTED 11/17/2026 BY SYS