BEG SW COR OF NE1/4 OF NW1/4, RU 78 DEG E 438.15 FT, S 386.71 FT, POB.

CLARKE TRACEY K/TUMLINSON PHILIP
1277 SW PAUL PEARCE LN
LAKE CITY, FL 32024-5492

2027

21-5S-17-09314-000

BUILDING CHARACTERISTICS

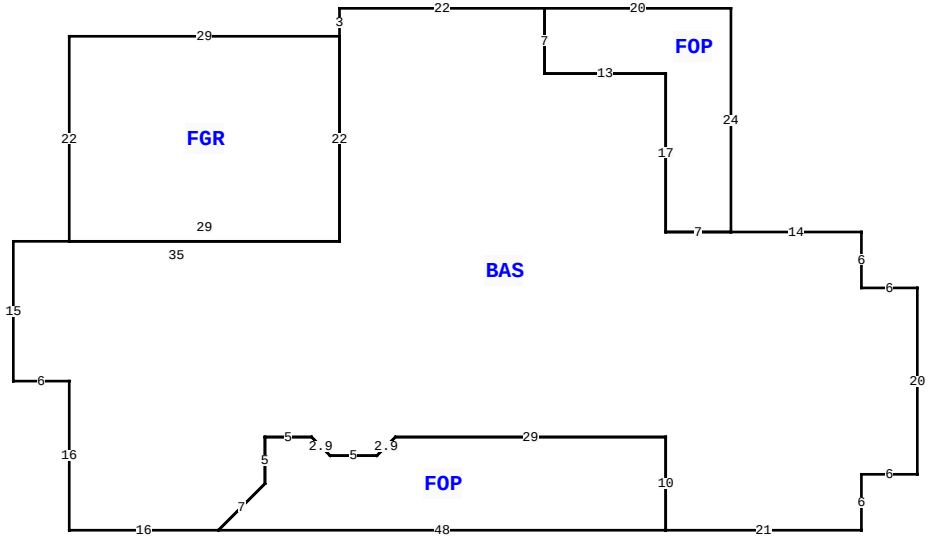
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	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 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,222	100		3,222	274,871
FGR	638	55		351	29,944
FOP	259	30		78	6,654
FOP	429	30		129	11,005
TOTALS	4,548			3,780	322,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,780	106.9700	117.67	444,793	2003	2003	0	0	0	27.50	72.50

2 SINGLE FAM 100% - 2013 Heated Area: 3222 HX Base Yr 2013



1277 SW PAUL PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	2,462.00	UT	1.50	1.50	100	2003	2003	3	100	3,693	
2	0280	POOL R/CON	0	100	16	44	704.00	UT	70.00	70.00	30	2007	2007	3	30	14,784	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		322,475
TOTAL MARKET OB/XF VALUE		19,677
TOTAL LAND VALUE - MARKET		55,380
TOTAL MARKET VALUE		397,532
SOH/AGL Deduction		125,792
ASSESSED VALUE		271,740
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		215,329
TOTAL JUST VALUE		397,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,396

SALE:1:1: &/70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049865	Roof Replacement	22,000	05/20/2024
26143	POOL	300	08/17/2007
20258	SFR	559	12/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2173	4/04/2024	QC	U	I	11	100
GRANTOR: CLARKE TRACEY K						
GRANTEE: CLARKE TRACEY K						
1233/0015	4/05/2012	WD	U	I	38	205,000
GRANTOR: TARA M & MICHAEL L KR						
GRANTEE: TRACEY K CLARKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S3 FGR= W29 S22 E29 N22$ S22 W35 S15 E6 S16 E16 FOP= E48 N10 W29 L2 D2 W5 U2 L2 W5 S5 L5 D5 $ U5 R5 N5 E5 R2 D2 E5 U2 R2 E29 S10 E21 N6 E6 N20 W6 N6 W14 FOP= N24 W20 S7 E13 S17 E7$ W7 N17 W13 N7$.

LAND DESCRIPTION

TOTAL OB/XF 19,677

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		A-1	0.00	0.00	4.26	AC		1.00	1.00	1.00	13,000.00	13,000.00	55,380							

REVIEW DATE 06/10/2024 BY JS Total Acres: 4.26 Total Land Value: 55,380 Market: 0 Agricultural: 0 Common: 55,380 PRINTED 11/17/2026 BY SYS